MGA
© MGA 2018

DRAWING LIST		SCALE
A000	COVER SHEET & DRAWING LIST	NTS
A001	PROJECT DESCRIPTION & SITE LOCATION PLAN	NTS/1:1000
A002	EXISTING SITE PLAN	1:100
A003	PROPOSED SITE PLAN	1:100
A004	AVERAGE GRADE CALCULATIONS	1:100
A100	LEVEL 0 PARKING PLAN	1:100
A101	LEVEL 1 PLAN	1:100
A102	LEVEL 2 PLAN	1:100
A103	LEVEL 3 PLAN	1:100
A104	LEVEL 4 PLAN	1:100
A105	LEVEL 5 PLAN	1:100
A106	LEVEL 6 PLAN	1:100
A107	ROOF PLAN	1:100
L101	LEVEL 1 LANDSCAPE PLAN	1:100
A201	EAST & SOUTH ELEVATIONS	1:150
A202	NORTH & WEST ELEVATIONS	1:150
A251	STREETSCAPE ELEVATIONS	NTS
A301	SECTIONS LOOKING WEST	1:150
A302	SECTIONS LOOKING EAST	1:150
A303	SECTIONS LOOKING NORTH	1:150
A304	SECTIONS LOOKING NORTH/SOUTH	1:150
A305	SECTIONS LOOKING SOUTH	1:150
A800	FSR LEGEND	1:100
A801	FSR - LEVEL 1	1:100
A802	FSR - LEVEL 2	1:100
A803	FSR - LEVEL 3	1:100
A804	FSR - LEVEL 4	1:100
A805	FSR - LEVEL 5	1:100
A806	FSR - LEVEL 6	1:100
A811	VIEW NORTHWEST FROM CORNER OF PANDORA & COOK	NTS
A812	VIEW WEST THROUGH RESIDENTIAL MEWS	NTS
A813	VIEW SOUTHWEST FROM COOK STREET	NTS
A814	VIEW WEST ALONG PUBLIC WALKWAY	NTS
A815	VIEW EAST TO COURTYARD	NTS
A816	BALCONY STUDY	NTS
A821	SOLAR IMPACT ANALYSIS	NTS

MICHAEL GREEN ARCHITECTURE
1535 W 3RD AVENUE, VANCOUVER BC
CANADA V6J 1J8

DATE	REVISION	DESCRIPTION
2019-05-15		ISSUED FOR REZONING

PARKWAY

1050 PANDORA AVE + 1518 COOK STREET
VICTORIA, BC
2018-001

A000
COVER SHEET

PROJECT NARRATIVE

The Parkway Revitalization and Development is located at Pandora Avenue & Cook Street, at the site of what is known to the community as the Wellburns Building. Originally named Parkway apartments, the two-storey masonry building was constructed in 1911 by William Ridgway-Wilson. At the corner of the North Park neighbourhood, the building is a gateway feature to both the neighbourhood and the centre of Victoria.

The new development proposes a 4 & 6 storey volume stepping back from the existing heritage building to the north & west, and from Franklin Green Park to the south & east. 103 purpose-built rental apartments are proposed with a retail / commercial space being maintained on the existing ground floor of the Wellburn's Building and the addition of a cafe space in the ground floor of the new addition facing Cook Street. A mews separating the historic and modern buildings at street level serves as the residential entrance to the building and provides access to the courtyard & Franklin Green Park for residents. Public access to and from Franklin Green Park is provided through a wide pedestrian walkway along the north edge of the site. One level of underground parking will be provided below the project site.

A priority of the project is to conserve the heritage value of the Wellburn's building through retaining 49% of the existing volume, including the historic facades facing Pandora Ave & Cook St and the north-east wall facing the residential mews. All character-defining elements in these locations will be preserved along with any in-kind repairs, as required. The original use of the building will remain with opportunities for multiple retail spaces on the ground floor & residential suites above. The building will be Designated Heritage with the Heritage Registry.

The new development will be clad in a large format, light coloured panel. It will borrow elements from its historic counterpart, including the running bond pattern of the glazed white brick, the rhythm, proportion & angles of the projecting oriel windows and the recessed entryways of the existing storefronts.

PROJECT NAME
Parkway

PROJECT ADDRESS
1050 Pandora Ave + 1518 Cook Street

LEGAL DESCRIPTION
Lots 1 and 2, Suburban Lot 15, Victoria, VIP73211

PROJECT TEAM

OWNER
Pandora Cook Development Corp.
District Developments Corp.
200- 8809 Heather Street, Vancouver, BC, V6P 3T1

Primary Contact — Andrew Rennison
604-736-1866

AGENT
DISTRICT DEVELOPMENTS CORP.
200- 8809 Heather Street, Vancouver, BC, V6P 3T1

Primary Contact — Jessica Gibson
604-322-5762

ARCHITECT
MGA | Michael Green Architecture
1535 West 3rd Avenue, Vancouver, BC, V6J 1J8

Architect — Michael Green
Contact — Jordan Van Dijk
604-336-4770

PROPOSED ZONING
New Site-Specific Zone
Changed from R-2 (Two Family Dwelling District) at 1518 Cook Street, and CA-1 (Pandora Avenue Special Commercial District) at 1050 Pandora Avenue.

SITE AREA
2879 m^2

AVERAGE GRADE
27.54m (See A004 for average grade calculations)
Note that the project ground floor is set at a geodetic elevation of 27.56m and building levels are dimensioned from that elevation.

PROPOSED HEIGHT
20.22 m taken from average grade. Note that 321mm parapet is excluded from proposed height.

ALLOWABLE HEIGHT
30m/ 8-10 storeys per OCP

APPLICABLE BUILDING CODE
BCBC 2018

STREETS FACING
Pandora Avenue to the South
Cook Street to the East

OCCUPANCY CLASSIFICATIONS
3.2.2.50. Group C, up to 6 Storeys,
Sprinklered- Residential Occupancies
3.2.2.50. Group E, up to 6 Storeys,
Sprinklered- Mercantile Occupancies,
Located below the third storey.
3.2.2.82 Group F, Division 3, Up to 6 Storeys,
Sprinklered- Below Grade Parkade.

1 **SITE LOCATION PLAN**
A001 1:1000

AREA CALCULATIONS

LEVEL 0	2,713.6	m2
LEVEL 1	1783.42	m2
LEVEL 2	1981.91	m2
LEVEL 3	1426.48	m2
LEVEL 4	1414.52	m2
LEVEL 5	938.72	m2
LEVEL 6	869.13	m2
PROPOSED FSR	**8,414.2**	**m2**
ALLOWABLE FSR	9,330	m2
PROPOSED FSR RATIO	**2.9**	
ALLOWABLE FSR RATIO	3.3	

UNIT TYPES	No#	%
STUDIO	6	6%
STUDIO & DEN	5	5%
1 BED	47	46%
1 B & DEN	29	28%
2 BED	11	11%
2 BED & DEN	5	5%
TOTAL	103	

1050 PANDORA AVE UNIT COUNT

UNITS <45m2	7
UNITS 45m2-70m2	42
UNITS >70m2	7
TOTAL	56

1518 COOK STREET UNIT COUNT

UNITS <45m2	2
UNITS 45m2-70m2	36
UNITS >70m2	9
TOTAL	47

TOTAL RESIDENTIAL AREA
5845 m2

TOTAL RESIDENTIAL UNITS
103

TOTAL COMMERCIAL AREA
1051 m2

879.4	m2	RETAIL
171.1	m2	CAFÉ

UNIT CALCULATIONS

CITY	m2	L1	L2	L3	L4	L5	L6	TOTAL
STUDIO A	58.7			1	1			2
STUDIO B	53.8			1		1		2
STUDIO C	51.5				1		1	2
ST & DEN A	63.7		4					4
ST & DEN B	74.1		1					1
1 BED A	50.7	1	1	1	1			4
1 BED B	56.7		1					1
1 BED C	53.2		1					1
1 BED D	43.1		1					1
1 BED E	46.7		1	1	1			3
1 BED F	49.8			5		7		12
1 BED G	54.8			1		1		2
1 BED H	38.0			1		1		2
1 BED I	49.8				5		7	12
1 BED J	37.9				1		2	3
1 BED K	43.2				1		1	2
1 BED L	46.8					1		1
1 BED M	46.8					1		1
1 BED N	41.8					1		1
1 BED 0	47.0						1	1
1 B&D A	64.2	1						1
1 B&D B	51.3	1	1	1	1			4
1 B&D C	60.2		2	2	2			6
1 B&D D	56.9		1					1
1 B&D E	55.1			2				2
1 B&D F	53.6			1		1		2
1 B&D G	52.8				2			2
1 B&D H	60.8				1		1	2
1 B& D I	72.0	3						3
1 B&D J	66.5		1					1
1 B&D K	60.1		1	1	1			3
1 B&D L	92.4		1					1
1 B&D M	82.4		1					1
2 BED A	73.0	1						1
2 BED B	68.9		1					1
2 BED C	74.9		1					1
2 BED D	58.0		1	1	1			3
2 BED E	77.1		1					1
2 BED F	64.8			1	1			2
2 BED G	71.4					1		1
2 BED H	70.0						1	1
2 B&D A	87.2		1					1
2 B&D C	73.9	1	1					2
2 B&D D	92.4			1	1			2
TOTAL UNITS		8	24	21	21	15	14	103

PARKING CALCULATIONS | 1050 PANDORA AVE

RESIDENTIAL PARKING

	Parking Rate	# of Units	Required	Provided
<45m2	0.50	7	4	2
45-70m2	0.60	42	25	12
>70m2	1.00	7	7	2
Visitor Parking	0.10	56	2	2
		TOTAL RESIDENTIAL PARKING	38	18

COMMERCIAL PARKING

		Total Area (m2)		
Retail/ Grocery	1/ 80m2	879	11	4
		TOTAL COMMERCIAL PARKING	11	4
		1050 PANDORA AVE | TOTAL PARKING	**49**	**22**

PARKING CALCULATIONS | 1518 COOK STREET

RESIDENTIAL PARKING

	Parking Rate	# of Units	Required	Provided
<45m2	0.50	2	1	1
45-70m2	0.60	36	22	12
>70m2	1.00	9	9	6
Visitor Parking	0.10	47	5	3
		TOTAL RESIDENTIAL PARKING	37	22

COMMERCIAL PARKING

		Total Area (m2)		
Restaurant	1/ 40m2	207	5	3
		TOTAL COMMERCIAL PARKING	5	3
		1518 COOK STREET | TOTAL PARKING	**42**	**25**
		TOTAL PARKING COMBINED	**91**	**47**

BIKE PARKING | LONG TERM

		# of Units		
Residential	1 / unit <45m2	9	9	11
	1.25/unit >45m2	94	118	125
		Total Area (m2)		
Restaurant	1/ 400m2	207	1	1
Retail/ Grocery	1/ 200m2	879	5	5
		TOTAL LONG TERM BIKE PARKING	**132**	**142**
		FLOOR-MOUNTED RACKS		104
		WALL-MOUNTED RACKS		38

BIKE PARKING | SHORT TERM

		Total Area (m2)		
Residential	6/ building	-	6	6
Restaurant	1/ 100m2	207	2	5
Retail/ Grocery	1/ 200m2	879	4	5
		TOTAL SHORT TERM BIKE PARKING	**12**	**16**

1 **SITE LOCATION PLAN**
A001 1:1000

MGA
© MGA 2018

MICHAEL GREEN ARCHITECTURE
1535 W 3RD AVENUE, VANCOUVER BC
CANADA V6J 1J8

85° N

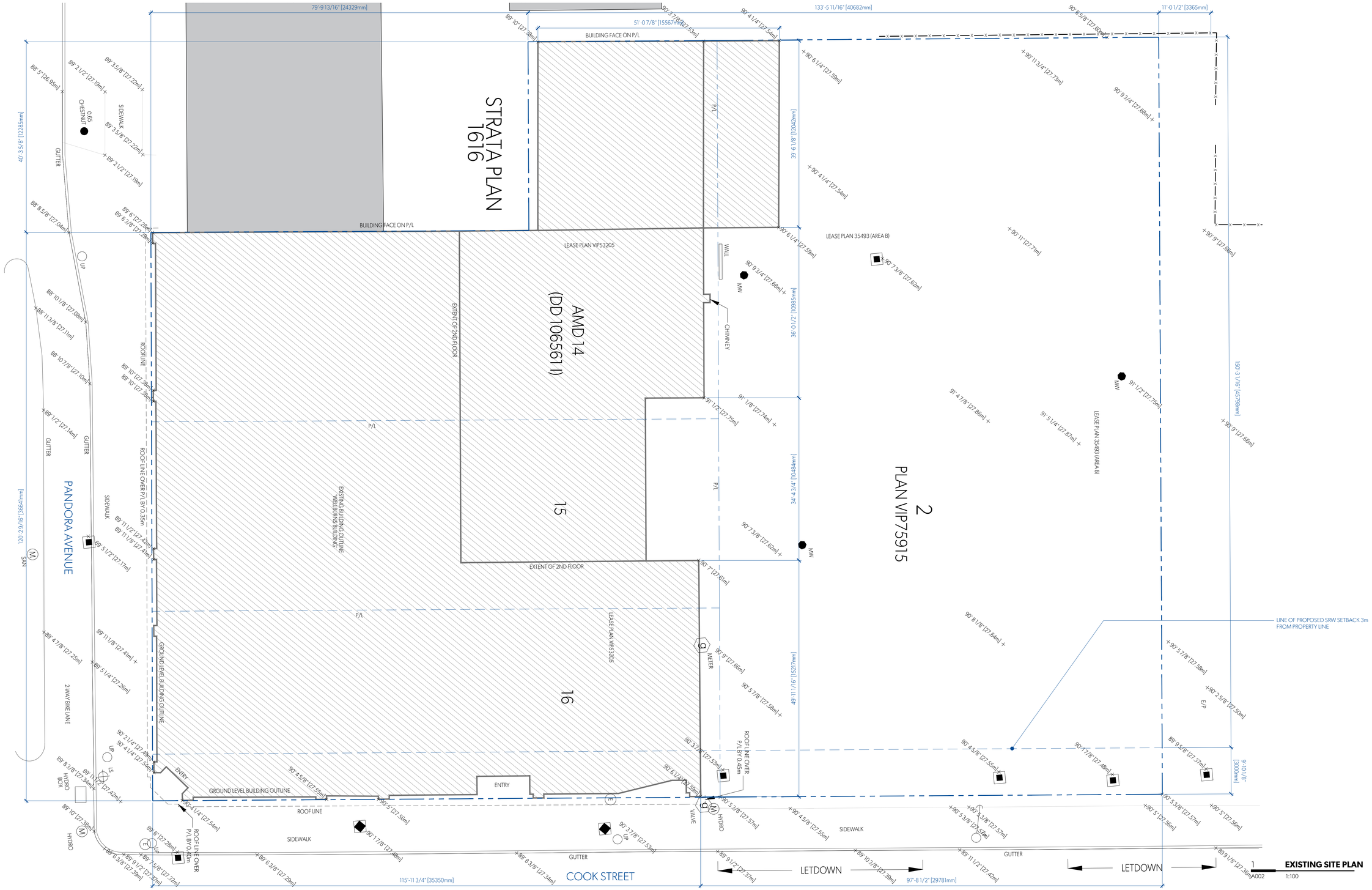
AIBC Digital Signature
6510
REGISTERED ARCHITECT
MICHAEL CHARLES GREEN
BRITISH COLUMBIA
2019-05-13

DATE	REVISION	DESCRIPTION
2019-05-15		ISSUED FOR REZONING

PARKWAY

1050 PANDORA AVE + 1518 COOK STREET
VICTORIA, BC
2018-001

A001
PROJECT DESCRIPTION



1 EXISTING SITE PLAN
A002 1:100

MGA
© MGA | 2016

SYMBOL LEGEND

LS	LIGHT STANDARD
1: 3 3/4" [0.40m] BIRCH	TREE (TYPE & DIAMETER)
	FIRE HYDRANT
	WATER VALVE
	WATER MAIN
52' 3 9/16" [15.94m]	CATCH BASIN & ELEVATION @ RIM
M	MANHOLE
G	GAS METER
B	BOLLARD
UP	UTILITY POLE
MW	MONITORING WELL
	UTILITY POLE ANCHOR
52' 3 9/16" [15.94m]	SURVEYED GEODETIC SPOT ELEVATION
EL. -1'-0" [-305mm] GEO 52' 15.25m	PROPOSED GRADE

MICHAEL GREEN ARCHITECTURE
1535 W 3RD AVENUE, VANCOUVER BC
CANADA V6J 1J8

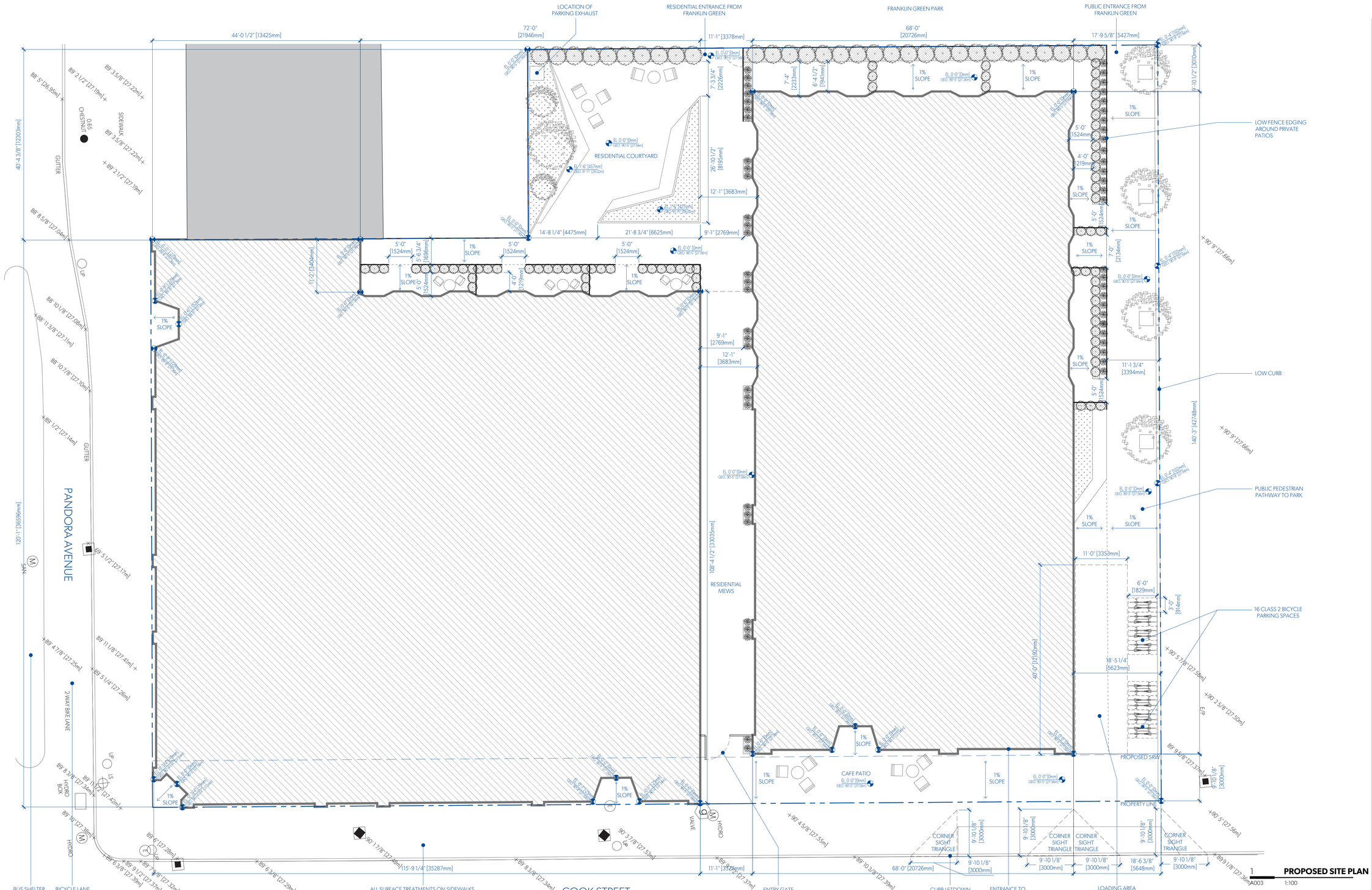
85° N

DATE	REVISION	DESCRIPTION
2019-05-15		ISSUED FOR REZONING

PARKWAY

1050 PANDORA AVE + 1518 COOK STREET
VICTORIA, BC
2018-001

A002
EXISTING SITE PLAN



MGA

© MGA 2016

PROJECT INFORMATION TABLE

ZONE	NEW SITE SPECIFIC ZONE CORE RESIDENTIAL	
SITE AREA	2879.0	m2
TOTAL FLOOR AREA	8414	m2
COMMERCIAL FLOOR AREA	1051	m2
FLOOR SPACE AREA	3.3	
SITE COVERAGE	71%	
OPEN SITE SPACE	29%	
HEIGHT OF BUILDING	20.22 m	
NUMBER OF STOREYS	6	
PARKING STALLS ON SITE	47	
TOTAL BICYCLE PARKING	158	
LONG-TERM FLOOR MOUNTED	104	
LONG-TERM WALL MOUNTED	38	
SHORT-TERM BIKE PARKING	16	
BUILDING SETBACK		
EAST FRONT YARD	3.04m	
SOUTH FRONT YARD	0m	
NORTH SIDE YARD	5.66m	
WEST SIDE YARD	3m	
COMBINED SIDE YARDS	8.66m	
RESIDENTIAL USE DETAILS		
TOTAL NUMBER OF UNITS	103	
UNIT TYPE		
STUDIO	6	
STUDIO & DEN	5	
1 BED	47	
1 B & DEN	29	
2 BED	11	
2 BED & DEN	5	
GROUND ORIENTATED UNITS	8	
MINIMUM UNIT FLOOR AREA	37.9 m2	(1 BED J)
TOTAL RESIDENTIAL FLOOR AREA	5845	m2

SYMBOL LEGEND

LS	LIGHT STANDARD
1' 3 3/4" [0.40m] BIRCH	TREE (TYPE & DIAMETER)
	FIRE HYDRANT
	WATER VALVE
	WATER MAIN
52' 3 9/16" [15.94m]	CATCH BASIN & ELEVATION @ RIM
	MANHOLE
	GAS METER
	BOLLARD
UP	UTILITY POLE
MW	MONITORING WELL
	UTILITY POLE ANCHOR
52' 3 9/16" [15.94m]+	SURVEYED GEODETIC SPOT ELEVATION
EL. -1' 0" [-305mm] GEO. 52' 35.85m	PROPOSED GRADE

MICHAEL GREEN ARCHITECTURE
1535 W 3RD AVENUE, VANCOUVER BC
CANADA V6J 1J8

85° N

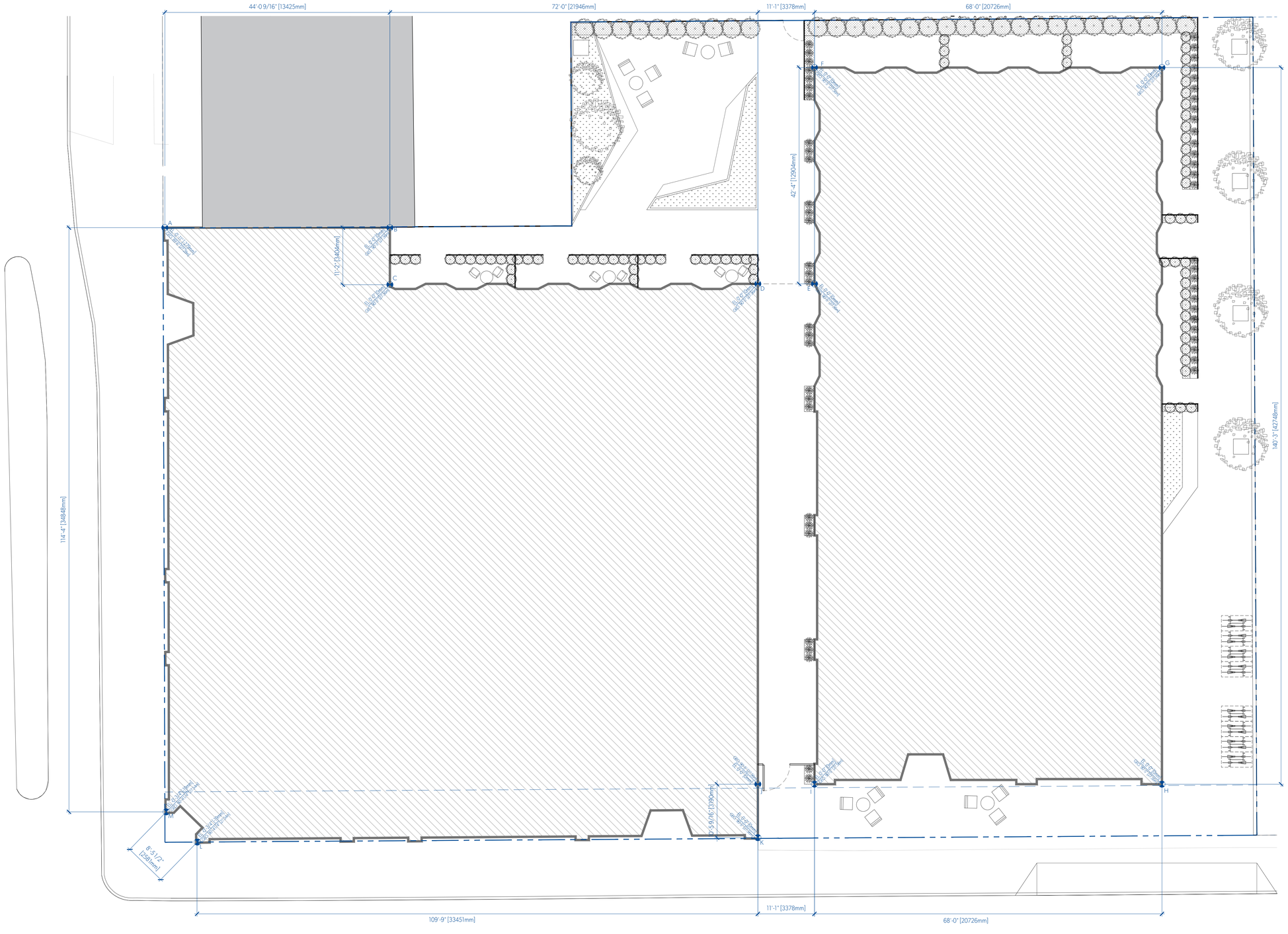
AIBC Digital Signature
6510
REGISTERED ARCHITECT
MICHAEL CHARLES GREEN
BRITISH COLUMBIA
2019-05-13

DATE	REVISION	DESCRIPTION
2019-05-15		ISSUED FOR REZONING

PARKWAY

1050 PANDORA AVE + 1518 COOK STREET
VICTORIA, BC
2018-001

A003
PROPOSED SITE PLAN



MGA

AVERAGE GRADE CALCULATIONS

GRADE POINTS		x DIST. BETWEEN PTS		TOTAL
POINTS A & B	(27.28m + 27.56m)	x 0.5	x 13.43m	= 368.11
POINTS B & C	(27.56m + 27.56m)	x 0.5	x 3.40m	= 93.81
POINTS C & D	(27.56m + 27.56m)	x 0.5	x 21.95 m	= 604.83
POINTS D & E	(27.56m + 27.56m)	x 0.5	x 3.38m	= 93.10
POINTS E & F	(27.56m + 27.56m)	x 0.5	x 12.90m	= 355.63
POINTS F & G	(27.56m + 27.56m)	x 0.5	x 20.73m	= 571.21
POINTS G & H	(27.56m + 27.56m)	x 0.5	x 42.75m	= 1178.13
POINTS H & I	(27.56m + 27.56m)	x 0.5	x 20.73m	= 571.21
POINTS I & J	(27.56m + 27.56m)	x 0.5	x 3.38m	= 93.10
POINTS J & K	(27.56m + 27.56m)	x 0.5	x 3.19m	= 87.92
POINTS K & L	(27.54m + 27.54m)	x 0.5	x 33.45m	= 921.58
POINTS L & M	(27.54m + 27.54m)	x 0.5	x 2.58m	= 71.08
POINTS M & A	(27.54m + 27.28m)	x 0.5	x 34.85m	= 955.18
TOTAL				5964.89

BLDG PERIMETER
TOTAL= 216.69m

AVG GRADE = 5964.89/216.59m=**27.54m**

PARKING CALCULATIONS | 1050 PANDORA AVE

MICHAEL GREEN ARCHITECTURE
1535 W 3RD AVENUE, VANCOUVER BC
CANADA V6J 1J8

85° N

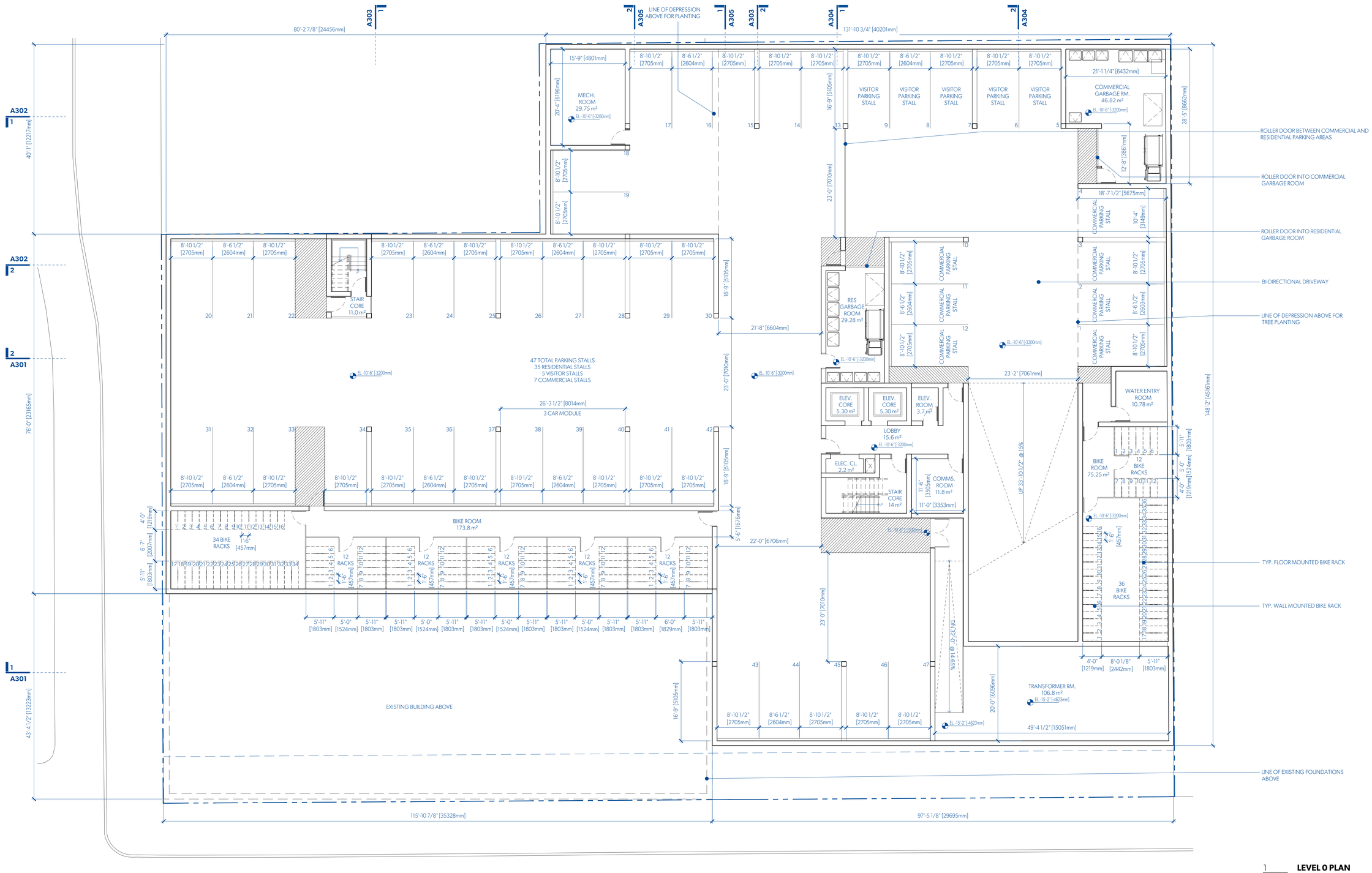
DATE	REVISION	DESCRIPTION
2019-05-15		ISSUED FOR REZONING

PARKWAY

1050 PANDORA AVE + 1518 COOK STREET
VICTORIA, BC
2018-001

1 **AVERAGE GRADE CALC.**
A004 1:100

A004
AVERAGE GRADE CALC.



1 **LEVEL 0 PLAN**
A100 1:100

MGA

PARKING CALCULATIONS | 1050 PANDORA AVE

	Parking Rate	# of Units	Stalls req'	Stalls prov'd
RESIDENTIAL	0.50	7	4	2
<45m2	0.60	42	25	12
45-70m2	1.00	7	7	2
>70m2	0.10	56	2	2
Visitor Parking				
TOTAL RESIDENTIAL PARKING			38	18
COMMERCIAL	Parking Rate	area (m2)	Stalls req	Stalls prov'd
Retail/Grocery	1/ 80m2	879	11	4
TOTAL COMMERCIAL PARKING			11	4
**1050 PANDORA AVE	TOTAL PARKING**		**49**	**22**

PARKING CALCULATIONS | 1518 COOK STREET

	Parking Rate	# of Units	Stalls req'	Stalls prov'd
RESIDENTIAL	0.50	2	1	1
<45m2	0.60	36	22	12
45-70m2	1.00	9	9	6
>70m2	0.10	47	5	3
Visitor Parking				
TOTAL RESIDENTIAL PARKING			37	22
COMMERCIAL	Parking Rate	area (m2)	Stalls req	Stalls prov'd
Restaurant	1/ 40m2	207	5	**3**
TOTAL COMMERCIAL PARKING			5	3
**1518 COOK STREET	TOTAL PARKING**		**42**	**25**

TOTAL PARKING COMBINED	**91**	**47**

BICYCLE PARKING | LONG TERM

	Parking Rate	# of Units	Stalls req'	Stalls prov'd
RESIDENTIAL	1 / unit <45m2	9	9	11
	1.25/unit >45m2	94	118	125
		area (m2)		
RESTAURANT	1/ 400m2	207	1	1
RETAIL/GROCERY	1/ 200m2	879	5	5
TOTAL LONG TERM BIKE PARKING			**132**	**142**
FLOOR MOUNTED RACKS				104
WALL MOUNTED RACKS				38

BICYCLE PARKING | SHORT TERM

	Parking Rate	area (m2)	Stalls req'	Stalls prov'd
RESIDENTIAL	6/ building		6	6
RESTAURANT	1/ 100m2	207	2	5
RETAIL/GROCERY	1/ 200m2	879	4	5
TOTAL SHORT TERM BIKE PARKING			**12**	**16**

MICHAEL GREEN ARCHITECTURE
1535 W 3RD AVENUE, VANCOUVER BC
CANADA V6J 1J8

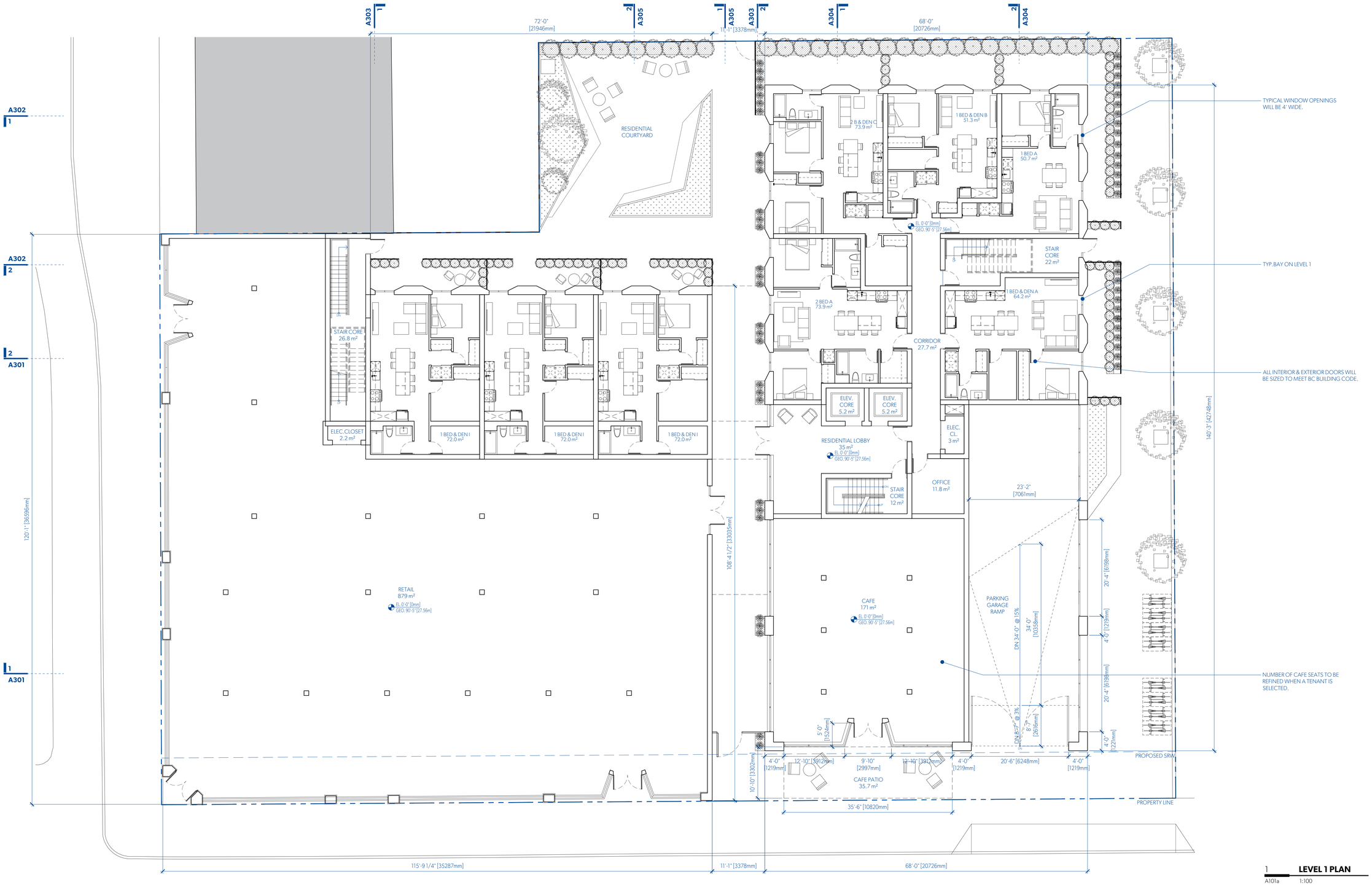
85° N

DATE	REVISION	DESCRIPTION
2019-05-15		ISSUED FOR REZONING

PARKWAY

1050 PANDORA AVE + 1518 COOK STREET
VICTORIA, BC
2018-001

A100
LEVEL 0 PLAN



1 **LEVEL 1 PLAN**
A101a 1:100

UNIT CALCULATIONS

CITY	m2	L1	L2	L3	L4	L5	L6	TOTAL
STUDIO A	58.7			1	1			2
STUDIO B	53.8			1		1		2
STUDIO C	51.5				1		1	2
ST & DEN A	63.7		4					4
ST & DEN B	74.1		1					1
1 BED A	50.7	1	1	1	1			4
1 BED B	56.7		1					1
1 BED C	53.2		1					1
1 BED D	43.1		1					1
1 BED E	46.7		1	1	1			3
1 BED F	49.8			5		7		12
1 BED G	54.8			1		1		2
1 BED H	38.0			1		1		2
1 BED I	49.8				5		7	12
1 BED J	37.9				1		2	3
1 BED K	43.2				1		1	2
1 BED L	46.8					1		1
1 BED M	46.8					1		1
1 BED N	41.8					1		1
1 BED O	47.0						1	1
1 B&D A	64.2	1						1
1 B&D B	51.3	1	1	1	1			4
1 B&D C	60.2		2	2	2			6
1 B&D D	56.9		1					1
1 B&D E	55.1			2				2
1 B&D F	53.6			1		1		2
1 B&D G	52.8				2			2
1 B&D H	60.8				1		1	2
1 B& D I	72.0	3						3
1 B&D J	66.5		1					1
1 B&D K	60.1		1	1	1			3
1 B&D L	92.4		1					1
1 B&D M	82.4		1					1
2 BED A	73.0	1						1
2 BED B	68.9		1					1
2 BED C	74.9		1					1
2 BED D	58.0		1	1	1			3
2 BED E	77.1		1					1
2 BED F	64.8			1	1			2
2 BED G	71.4					1		1
2 BED H	70.0						1	1
2 B&D A	87.2		1					1
2 B&D C	73.9	1	1					2
2 B&D D	92.4			1	1			2
TOTAL UNITS		8	24	21	21	15	14	103

MICHAEL GREEN ARCHITECTURE
1535 W 3RD AVENUE, VANCOUVER BC
CANADA V6J 1J8

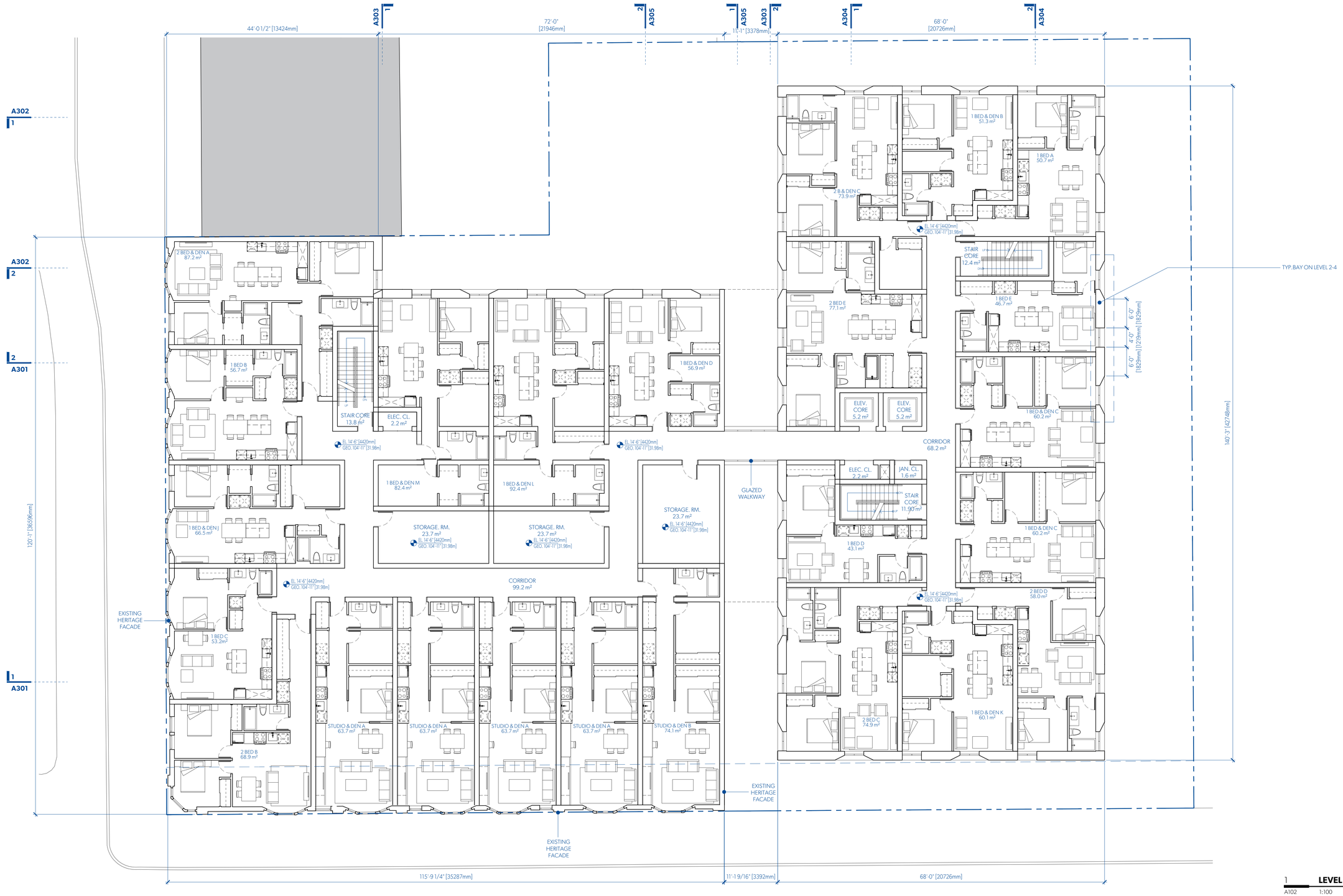
85° N

DATE	REVISION	DESCRIPTION
2019-05-15		ISSUED FOR REZONING

PARKWAY

1050 PANDORA AVE + 1518 COOK STREET
VICTORIA, BC
2018-001

A101
LEVEL 1 PLAN



1 **LEVEL 2 PLAN**
A102 1:100

MGA

UNIT CALCULATIONS

CITY	m2	L1	L2	L3	L4	L5	L6	TOTAL
STUDIO A	58.7			1	1			2
STUDIO B	53.8			1		1		2
STUDIO C	51.5				1		1	2
ST & DEN A	63.7		4					4
ST & DEN B	74.1							1
1 BED A	50.7	1	1	1	1			4
1 BED B	56.7		1					1
1 BED C	53.2		1					1
1 BED D	43.1		1					1
1 BED E	46.7		1	1	1			3
1 BED F	49.8			5		7		12
1 BED G	54.8			1		1		2
1 BED H	38.0			1		1		2
1 BED I	49.8				5		7	12
1 BED J	37.9				1		2	3
1 BED K	43.2				1		1	2
1 BED L	46.8					1		1
1 BED M	46.8					1		1
1 BED N	41.8					1		1
1 BED O	47.0						1	1
1 B&D A	64.2	1						1
1 B&D B	51.3	1	1	1	1			4
1 B&D C	60.2		2	2	2			6
1 B&D D	56.9		1					1
1 B&D E	55.1			2				2
1 B&D F	53.6			1		1		2
1 B&D G	52.8				2			2
1 B&D H	60.8				1		1	2
1 B& D I	72.0	3						3
1 B&D J	66.5		1					1
1 B&D K	60.1		1	1	1			3
1 B&D L	92.4		1					1
1 B&D M	82.4		1					1
2 BED A	73.0	1						1
2 BED B	68.9		1					1
2 BED C	74.9		1					1
2 BED D	58.0		1	1	1			3
2 BED E	77.1		1					1
2 BED F	64.8			1	1			2
2 BED G	71.4					1		1
2 BED H	70.0						1	1
2 B&D A	87.2		1					1
2 B&D C	73.9	1	1					2
2 B&D D	92.4			1	1			2
TOTAL UNITS		8	24	21	21	15	14	103

MICHAEL GREEN ARCHITECTURE
1535 W 3RD AVENUE, VANCOUVER BC
CANADA V6J 1J8

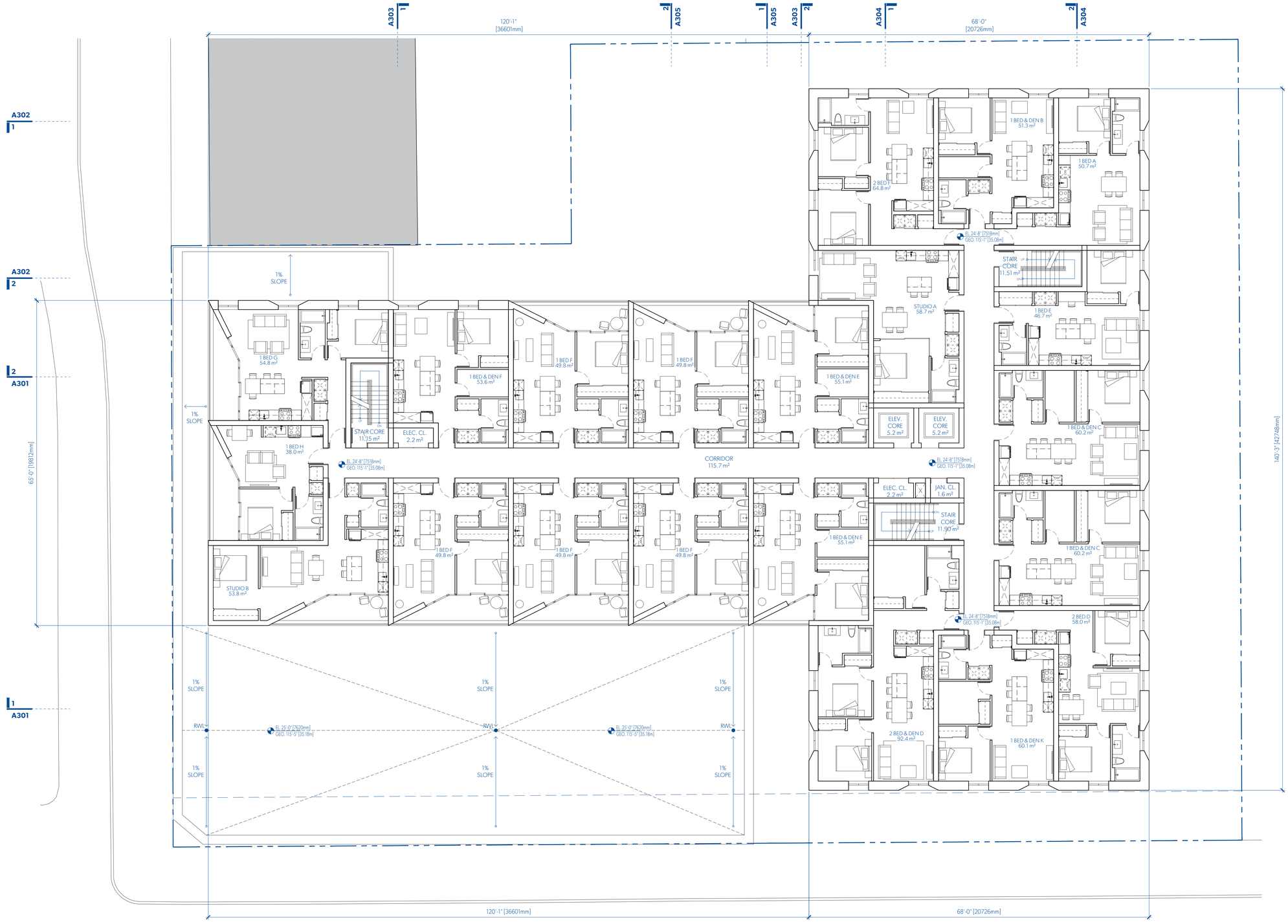
85° N

DATE	REVISION	DESCRIPTION
2019-05-15		ISSUED FOR REZONING

PARKWAY

1050 PANDORA AVE + 1518 COOK STREET
VICTORIA, BC
2018-001

A102
LEVEL 2 PLAN



MGA

UNIT CALCULATIONS

CITY	m2	L1	L2	L3	L4	L5	L6	TOTAL
STUDIO A	58.7			1	1			2
STUDIO B	53.8			1		1		2
STUDIO C	51.5				1		1	2
ST & DEN A	63.7		4					4
ST & DEN B	74.1		1					1
1 BED A	50.7	1	1	1	1			4
1 BED B	56.7		1					1
1 BED C	53.2		1					1
1 BED D	43.1		1					1
1 BED E	46.7		1	1	1			3
1 BED F	49.8			5		7		12
1 BED G	54.8			1		1		2
1 BED H	38.0			1		1		2
1 BED I	49.8				5		7	12
1 BED J	37.9				1		2	3
1 BED K	43.2				1		1	2
1 BED L	46.8					1		1
1 BED M	46.8					1		1
1 BED N	41.8					1		1
1 BED O	47.0						1	1
1 B&D A	64.2	1						1
1 B&D B	51.3	1	1	1	1			4
1 B&D C	60.2		2	2	2			6
1 B&D D	56.9		1					1
1 B&D E	55.1			2				2
1 B&D F	53.6			1		1		2
1 B&D G	52.8				2			2
1 B&D H	60.8				1		1	2
1 B& D I	72.0	3						3
1 B&D J	66.5		1					1
1 B&D K	60.1		1	1	1			3
1 B&D L	92.4		1					1
1 B&D M	82.4		1					1
2 BED A	73.0	1						1
2 BED B	68.9		1					1
2 BED C	74.9		1					1
2 BED D	58.0		1	1	1			3
2 BED E	77.1		1					1
2 BED F	64.8			1	1			2
2 BED G	71.4					1		1
2 BED H	70.0						1	1
2 B&D A	87.2		1					1
2 B&D C	73.9	1	1					2
2 B&D D	92.4			1	1			2
TOTAL UNITS		8	24	21	21	15	14	103

MICHAEL GREEN ARCHITECTURE
1535 W 3RD AVENUE, VANCOUVER BC
CANADA V6J 1J8

85° N

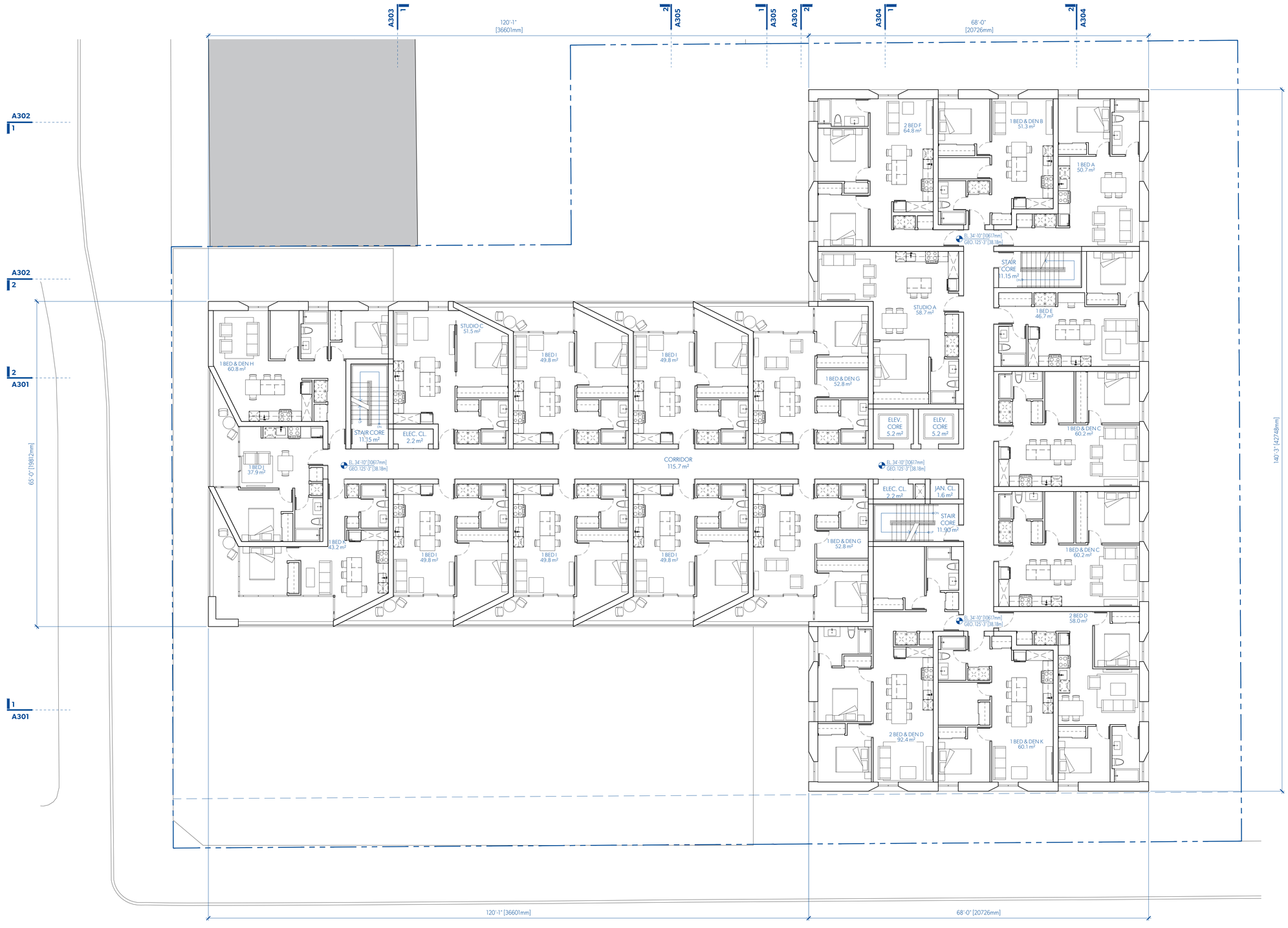
DATE	REVISION	DESCRIPTION
2019-05-15		ISSUED FOR REZONING

PARKWAY

1050 PANDORA AVE + 1518 COOK STREET
VICTORIA, BC
2018-001

1 **LEVEL 3 PLAN**
A103 1:100

A103
LEVEL 3 PLAN



MGA

UNIT CALCULATIONS

CITY	m2	L1	L2	L3	L4	L5	L6	TOTAL
STUDIO A	58.7			1	1			2
STUDIO B	53.8			1		1		2
STUDIO C	51.5				1		1	2
ST & DEN A	63.7		4					4
ST & DEN B	74.1		1					1
1 BED A	50.7	1	1	1	1			4
1 BED B	56.7		1					1
1 BED C	53.2		1					1
1 BED D	43.1		1					1
1 BED E	46.7		1	1	1			3
1 BED F	49.8			5		7		12
1 BED G	54.8			1		1		2
1 BED H	38.0			1		1		2
1 BED I	49.8				5		7	12
1 BED J	37.9				1		2	3
1 BED K	43.2				1		1	2
1 BED L	46.8					1		1
1 BED M	46.8					1		1
1 BED N	41.8					1		1
1 BED O	47.0						1	1
1 B&D A	64.2	1						1
1 B&D B	51.3	1	1	1	1			4
1 B&D C	60.2		2	2	2			6
1 B&D D	56.9		1					1
1 B&D E	55.1			2				2
1 B&D F	53.6			1		1		2
1 B&D G	52.8				2			2
1 B&D H	60.8				1		1	2
1 B& D I	72.0	3						3
1 B&D J	66.5		1					1
1 B&D K	60.1		1	1	1			3
1 B&D L	92.4		1					1
1 B&D M	82.4		1					1
2 BED A	73.0	1						1
2 BED B	68.9		1					1
2 BED C	74.9		1					1
2 BED D	58.0		1	1	1			3
2 BED E	77.1		1					1
2 BED F	64.8			1	1			2
2 BED G	71.4					1		1
2 BED H	70.0						1	1
2 B&D A	87.2		1					1
2 B&D C	73.9	1	1					2
2 B&D D	92.4			1	1			2
TOTAL UNITS		8	24	21	21	15	14	103

MICHAEL GREEN ARCHITECTURE
1535 W 3RD AVENUE, VANCOUVER BC
CANADA V6J 1J8

85° N

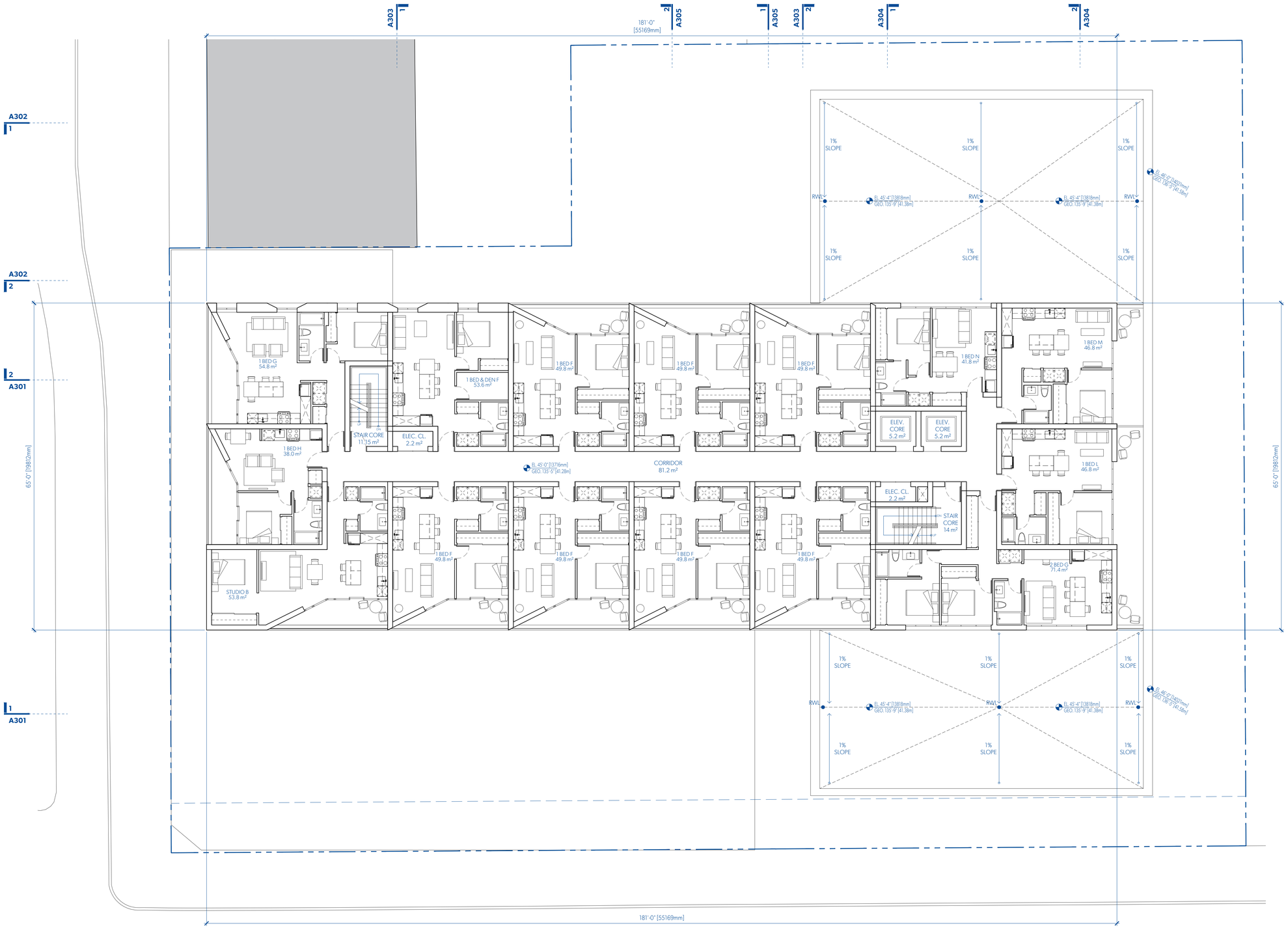
DATE	REVISION	DESCRIPTION
2019-05-15		ISSUED FOR REZONING

PARKWAY

1050 PANDORA AVE + 1518 COOK STREET
VICTORIA, BC
2018-001

1 **LEVEL 4 PLAN**
A104 1:100

A104
LEVEL 4 PLAN



181'-0" [55169mm]

MGA

UNIT CALCULATIONS

CITY	m2	L1	L2	L3	L4	L5	L6	TOTAL
STUDIO A	58.7			1	1			2
STUDIO B	53.8			1		1		2
STUDIO C	51.5				1		1	2
ST & DEN A	63.7		4					4
ST & DEN B	74.1		1					1
1 BED A	50.7	1	1	1	1			4
1 BED B	56.7		1					1
1 BED C	53.2		1					1
1 BED D	43.1		1					1
1 BED E	46.7		1	1	1			3
1 BED F	49.8			5		7		12
1 BED G	54.8			1		1		2
1 BED H	38.0			1		1		2
1 BED I	49.8				5		7	12
1 BED J	37.9				1		2	3
1 BED K	43.2				1		1	2
1 BED L	46.8					1		1
1 BED M	46.8					1		1
1 BED N	41.8					1		1
1 BED O	47.0						1	1
1 B&D A	64.2	1						1
1 B&D B	51.3	1	1	1	1			4
1 B&D C	60.2		2	2	2			6
1 B&D D	56.9		1					1
1 B&D E	55.1			2				2
1 B&D F	53.6			1		1		2
1 B&D G	52.8				2			2
1 B&D H	60.8				1		1	2
1 B& D I	72.0	3						3
1 B&D J	66.5		1					1
1 B&D K	60.1		1	1	1			3
1 B&D L	92.4		1					1
1 B&D M	82.4		1					1
2 BED A	73.0	1						1
2 BED B	68.9		1					1
2 BED C	74.9		1					1
2 BED D	58.0		1	1	1			3
2 BED E	77.1		1					1
2 BED F	64.8			1	1			2
2 BED G	71.4					1		1
2 BED H	70.0						1	1
2 B&D A	87.2		1					1
2 B&D C	73.9	1	1					2
2 B&D D	92.4			1	1			2
TOTAL UNITS		8	24	21	21	15	14	103

MICHAEL GREEN ARCHITECTURE
1535 W 3RD AVENUE, VANCOUVER BC
CANADA V6J 1J8

85° N

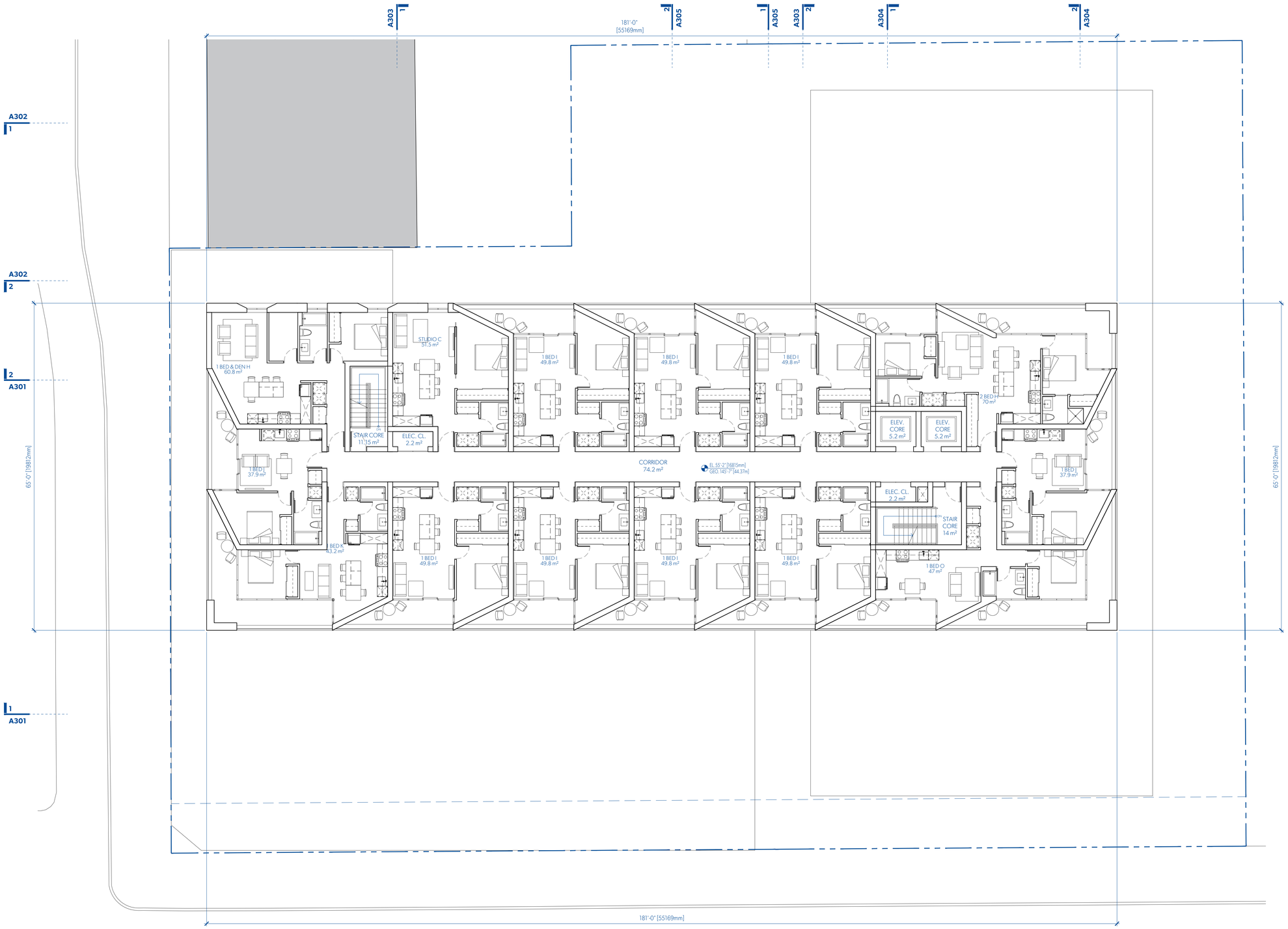
DATE	REVISION	DESCRIPTION
2019-05-15		ISSUED FOR REZONING

PARKWAY

1050 PANDORA AVE + 1518 COOK STREET
VICTORIA, BC
2018-001

1 **LEVEL 5 PLAN**
A105 1:100

A105
LEVEL 5 PLAN



MGA

UNIT CALCULATIONS

CITY	m2	L1	L2	L3	L4	L5	L6	TOTAL
STUDIO A	58.7			1	1			2
STUDIO B	53.8			1		1		2
STUDIO C	51.5				1		1	2
ST & DEN A	63.7		4					4
ST & DEN B	74.1		1					1
1 BED A	50.7	1	1	1	1			4
1 BED B	56.7		1					1
1 BED C	53.2		1					1
1 BED D	43.1		1					1
1 BED E	46.7		1	1	1			3
1 BED F	49.8			5		7		12
1 BED G	54.8			1		1		2
1 BED H	38.0			1		1		2
1 BED I	49.8				5		7	12
1 BED J	37.9				1		2	3
1 BED K	43.2				1		1	2
1 BED L	46.8					1		1
1 BED M	46.8					1		1
1 BED N	41.8					1		1
1 BED O	47.0						1	1
1 B&D A	64.2	1						1
1 B&D B	51.3	1	1	1	1			4
1 B&D C	60.2		2	2	2			6
1 B&D D	56.9		1					1
1 B&D E	55.1			2				2
1 B&D F	53.6			1		1		2
1 B&D G	52.8				2			2
1 B&D H	60.8				1		1	2
1 B& D I	72.0	3						3
1 B&D J	66.5		1					1
1 B&D K	60.1		1	1	1			3
1 B&D L	92.4		1					1
1 B&D M	82.4		1					1
2 BED A	73.0	1						1
2 BED B	68.9		1					1
2 BED C	74.9		1					1
2 BED D	58.0		1	1	1			3
2 BED E	77.1		1					1
2 BED F	64.8			1	1			2
2 BED G	71.4					1		1
2 BED H	70.0						1	1
2 B&D A	87.2		1					1
2 B&D C	73.9	1	1					2
2 B&D D	92.4			1	1			2
TOTAL UNITS		8	24	21	21	15	14	103

MICHAEL GREEN ARCHITECTURE
1535 W 3RD AVENUE, VANCOUVER BC
CANADA V6J 1J8

85° N

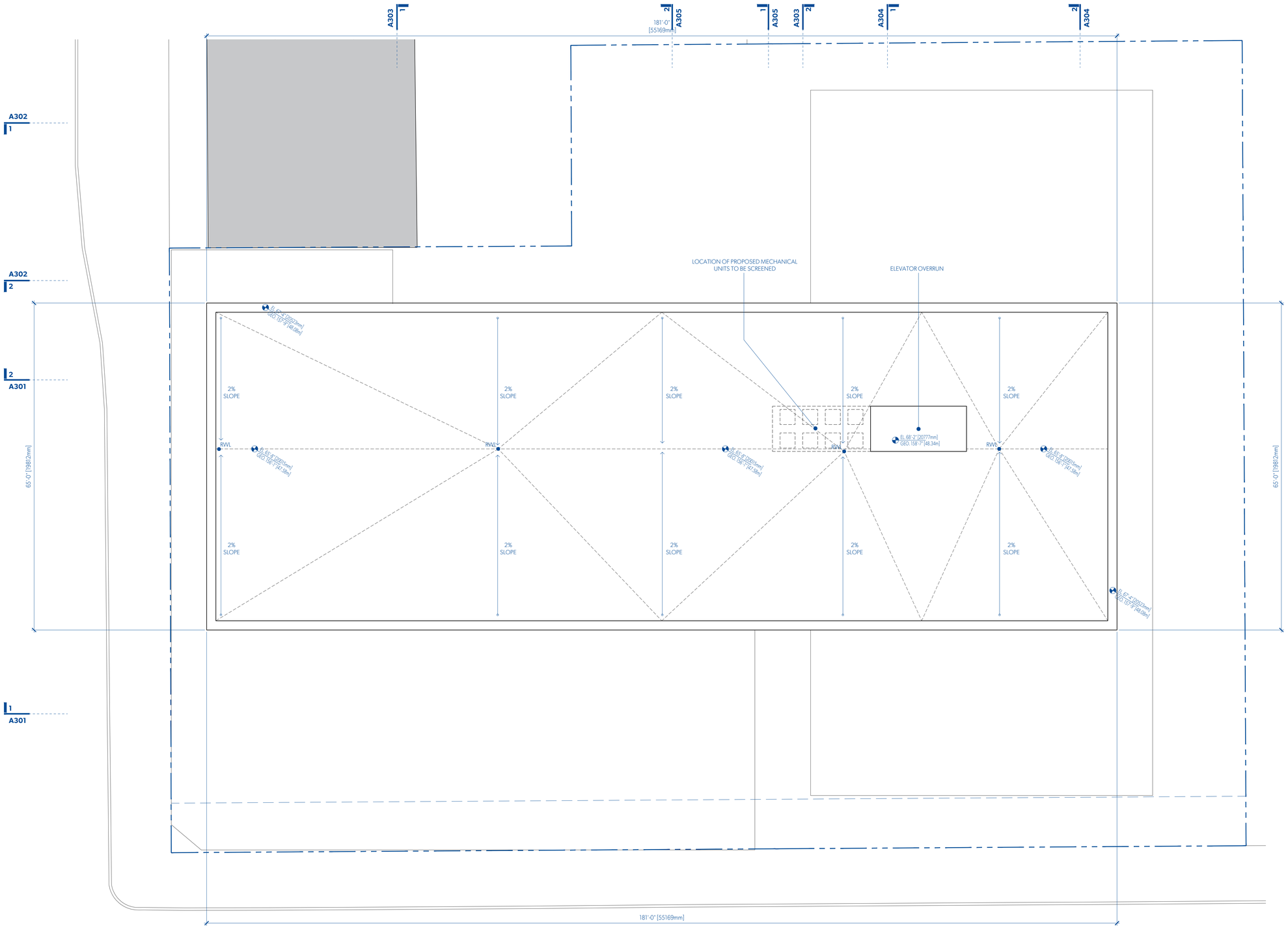
DATE	REVISION	DESCRIPTION
2019-05-15		ISSUED FOR REZONING

PARKWAY

1050 PANDORA AVE + 1518 COOK STREET
VICTORIA, BC
2018-001

1 **LEVEL 6 PLAN**
A106 1:100

A106
LEVEL 6 PLAN



MGA

MICHAEL GREEN ARCHITECTURE
1535 W 3RD AVENUE, VANCOUVER BC
CANADA V6J 1J8

85° N

DATE	REVISION	DESCRIPTION
2019-05-15		ISSUED FOR REZONING

PARKWAY

1050 PANDORA AVE + 1518 COOK STREET
VICTORIA, BC
2018-001

1 **ROOF PLAN**
A107 1:100

A107
ROOF PLAN

① **mews/breezeway**
mews for residential and commerical access.

main courtyard
② semi-private residential gathering place, garden area, bench seating and movable patio seating.

③ **private patios**
partially enclosed patios with high ground cover and grass privacy buffers w/low fence edging.

④ **landscaped entryways**
landscaped entrances with high ground cover/grass privacy buffer.

⑤ **public pathway to park**
public pathway flanked with trees, benches and hedging leading to Franklin Green park.

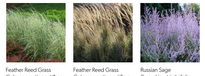
new trees at courtyard and north property line
Magnolia Galaxy, Maidenhair tree (*Ginkgo biloba*), Chinese Dogwood tree (*Cornus kousa*) or similar.

Magnolia 'Galaxy' | Maidenhair tree *Ginkgo biloba* | Chinese Dogwood tree *Cornus kousa*

ground cover
Wood Spurge (*Euphorbia robbiae*), Korean Tassel Fern (*polystichum polyblepharum*) or similar.

Wood Spurge *Euphorbia robbiae* | Korean Tassel Fern *Polystichum polyblepharum* | White Astrantia

high grasses and ground cover/visual privacy
Feather Reed Grass (*Calamagrostis acutiflora 'Overdam'*), Russian Sage or similar.

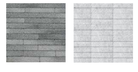


Feather Reed Grass *Calamagrostis acutiflora 'Overdam'* | Feather Reed Grass *Calamagrostis acutiflora 'Overdam' (in seed)* | Russian Sage *Perovskia atriplicifolia*

evergreen hedging
English Yew(*Taxus baccata*), English Laurel (*Prunus laurocerasus*) or similar.

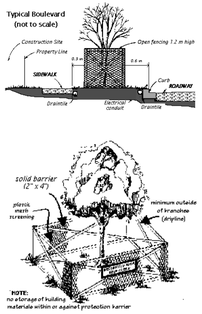
English Yew *Taxus baccata* | English Laurel *Prunus laurocerasus*

paving
Paving facing Cook St and along north perimeter to macth existing sidewalk. Change in paving colour/texture to differentiate private from public spaces.



1 **LEVEL 1 LANDSCAPE**
L101 1:100

MGA
© MGA 2016



MICHAEL GREEN ARCHITECTURE
1535 W 3RD AVENUE, VANCOUVER BC
CANADA V6J 1J8

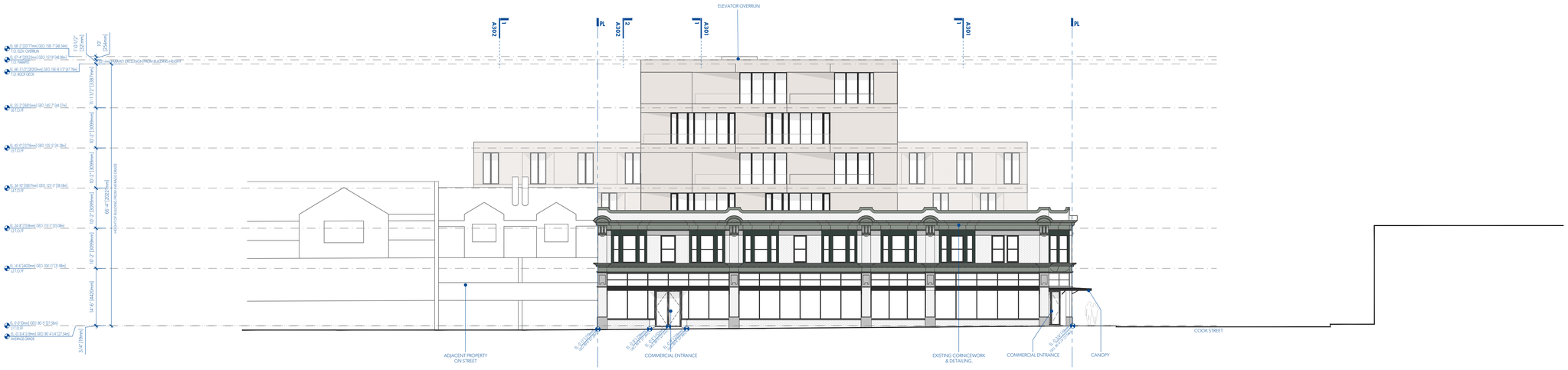
85° N

DATE	REVISION	DESCRIPTION
2019-05-15		ISSUED FOR REZONING

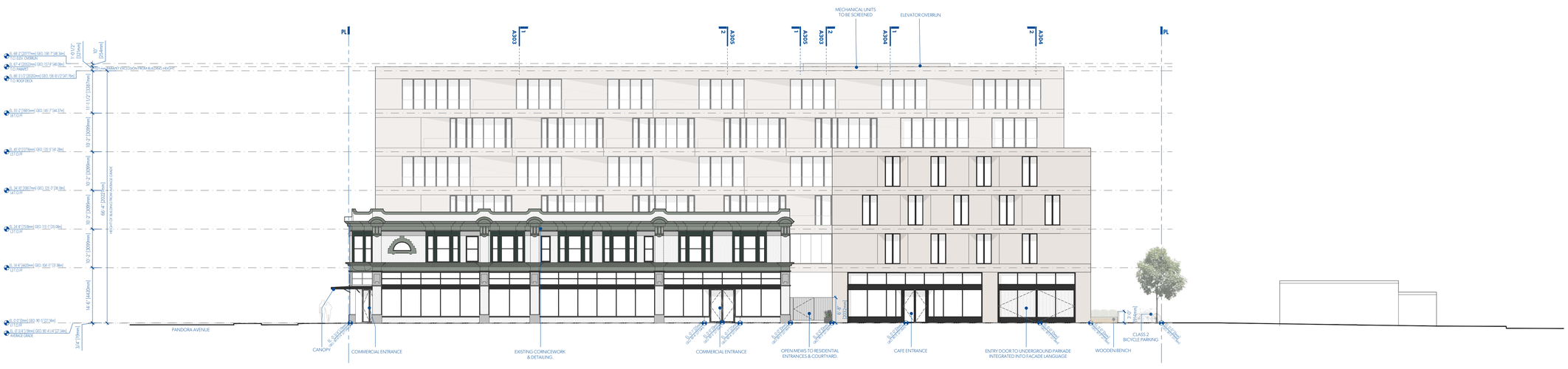
PARKWAY

1050 PANDORA AVE + 1518 COOK STREET
VICTORIA, BC
2018-001

L101
LEVEL 1 LANDSCAPE



1 **SOUTH ELEVATION**
A201 1:150



2 **EAST ELEVATION**
A201 1:150

MGA
© MGA | 2016

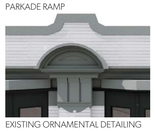
MATERIALITY


LIGHT COLOURED SOLID PANEL


GLAZING WITH DARK FRAMES


EXISTING WHITE GLAZED BRICK


PERFORATED METAL TRELLIS SCREENING ON NORTH FACADE ALONG PARKADE RAMP


EXISTING ORNAMENTAL DETAILING RESTORED TO HERITAGE COLOUR PALETTE

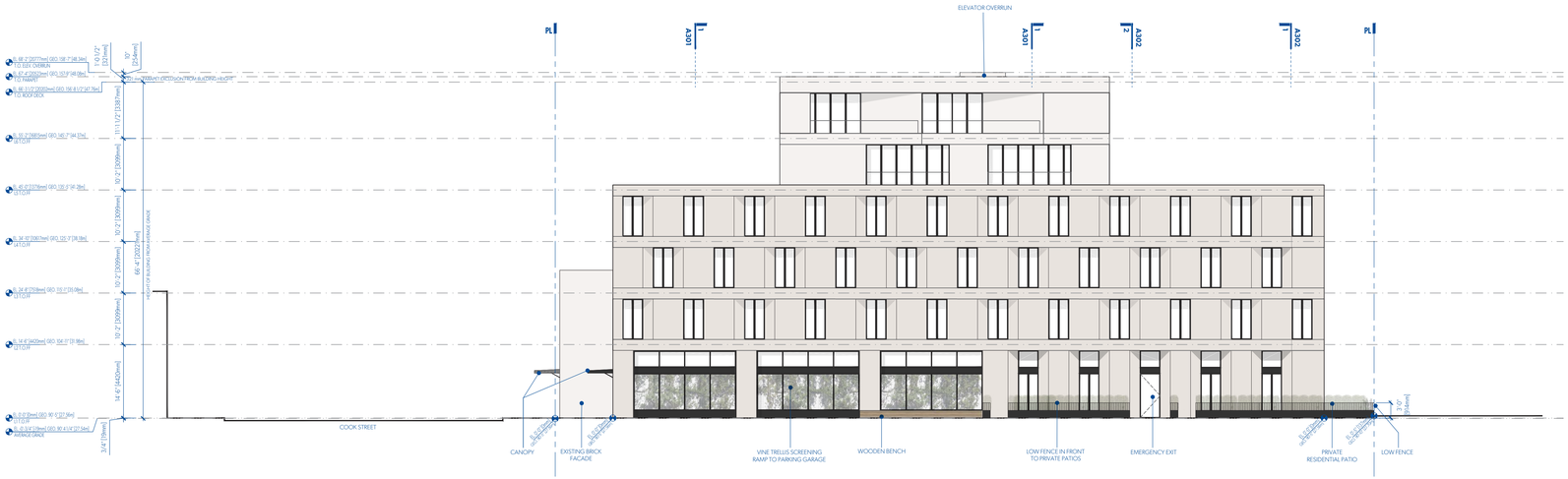
MICHAEL GREEN ARCHITECTURE
1535 W 3RD AVENUE, VANCOUVER BC
CANADA V6J 1J8

DATE	REVISION	DESCRIPTION
2019-05-15		ISSUED FOR REZONING

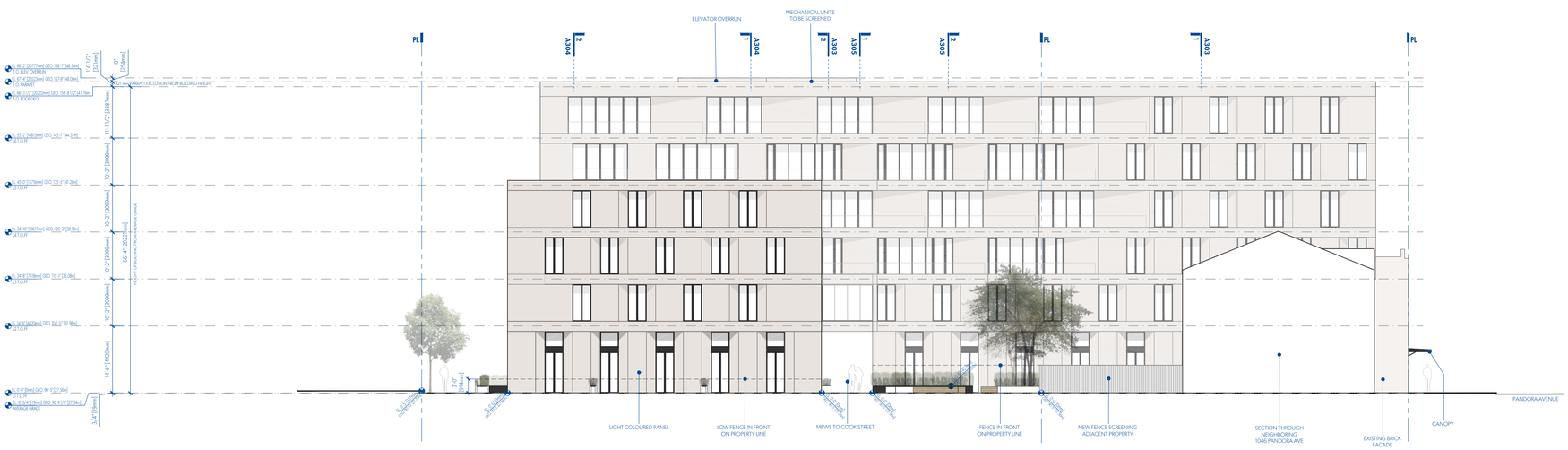
PARKWAY

1050 PANDORA AVE + 1518 COOK STREET
VICTORIA, BC
2018-001

A201
ELEVATIONS



1 **NORTH ELEVATION THROUGH PUBLIC WALKWAY**
A202 1:150



2 **WEST ELEVATION**
A202 1:150

MGA
© MGA | 2016

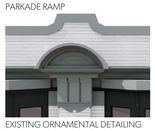
MATERIALITY


LIGHT COLOURED SOLID PANEL


GLAZING WITH DARK FRAMES


EXISTING WHITE GLAZED BRICK


PERFORATED METAL TRELLIS SCREENING ON NORTH FACADE ALONG PARKADE RAMP


EXISTING ORNAMENTAL DETAILING RESTORED TO HERITAGE COLOUR PALETTE

MICHAEL GREEN ARCHITECTURE
1535 W 3RD AVENUE, VANCOUVER BC
CANADA V6J 1J8

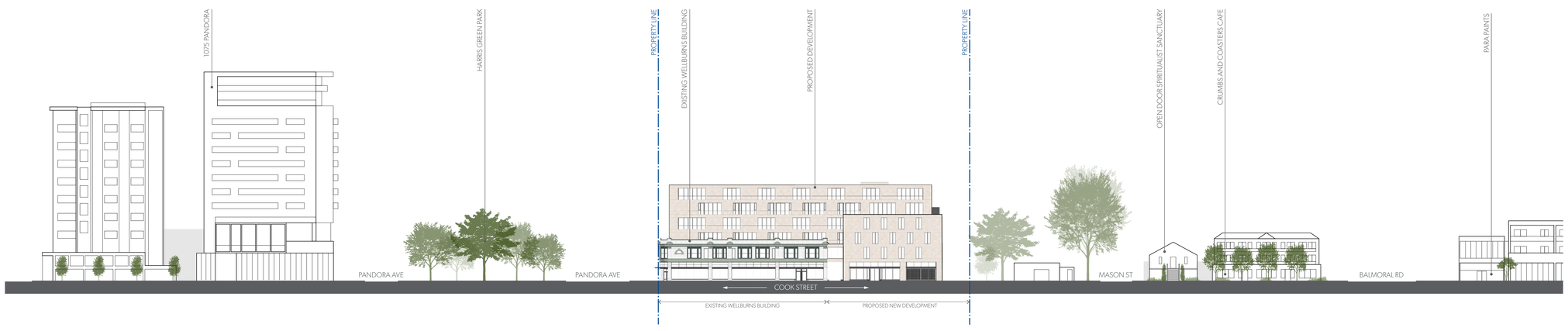
DATE	REVISION	DESCRIPTION
2019-05-15		ISSUED FOR REZONING

PARKWAY

1050 PANDORA AVE + 1518 COOK STREET
VICTORIA, BC
2018-001

A202
ELEVATIONS

1 **PANDORA AVENUE STREETSCAPE**
A251 NTS



2 **COOK STREET STREETSCAPE**
A251 NTS

MGA

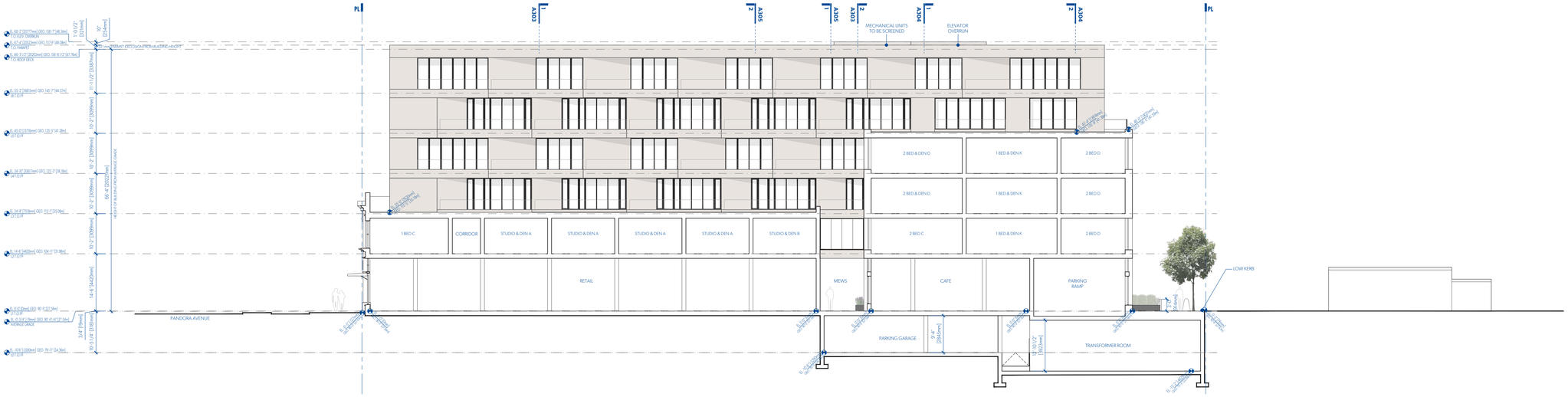
MICHAEL GREEN ARCHITECTURE
1535 W 3RD AVENUE, VANCOUVER BC
CANADA V6J 1J8

DATE	REVISION	DESCRIPTION
2019-05-15		ISSUED FOR REZONING

PARKWAY

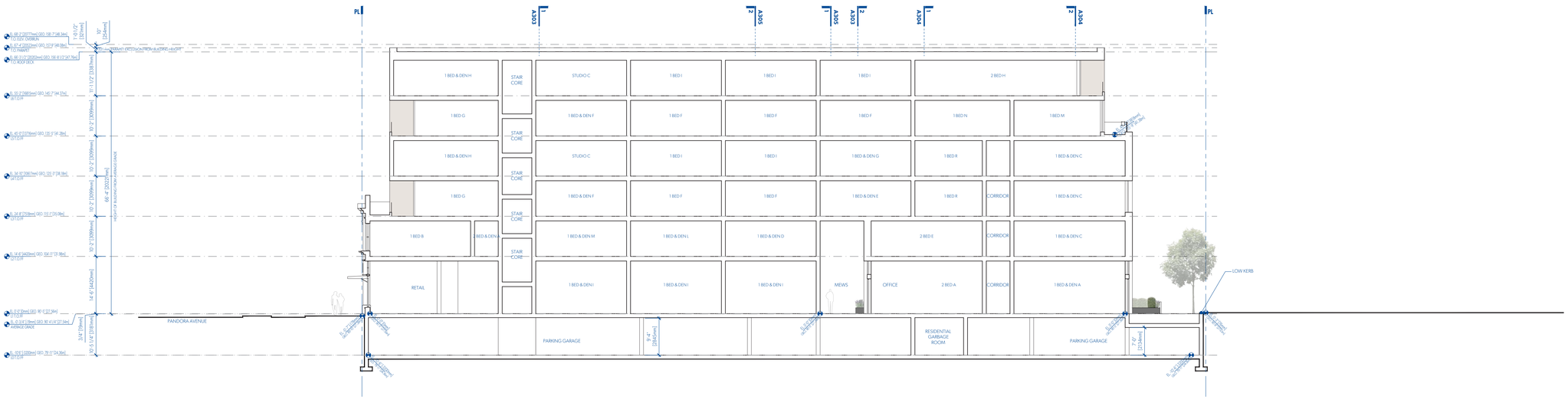
1050 PANDORA AVE + 1518 COOK STREET
VICTORIA, BC
2018-001

A251
STREETSCAPE ELEVATIONS



1 **SECTION LOOKING WEST THROUGH EXISTING BUILDING & NEW 4 STOREY VOLUME**

A301 1:150



2 **SECTION LOOKING WEST THROUGH NEW 6 STOREY VOLUME**

A301 1:150

MGA

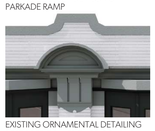
MATERIALITY

LIGHT COLOURED SOLID PANEL

GLAZING WITH DARK FRAMES

EXISTING WHITE GLAZED BRICK

PERFORATED METAL TRELLIS SCREENING ON NORTH FACADE ALONG PARKADE RAMP



EXISTING ORNAMENTAL DETAILING RESTORED TO HERITAGE COLOUR PALETTE

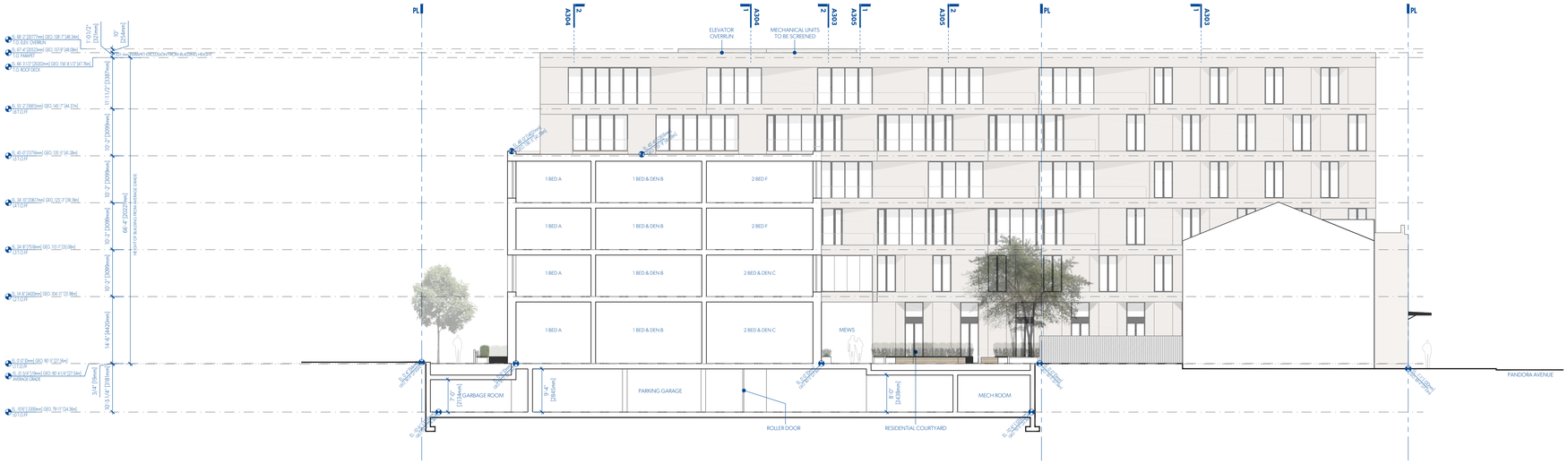
MICHAEL GREEN ARCHITECTURE
1535 W 3RD AVENUE, VANCOUVER BC
CANADA V6J 1J8

DATE	REVISION	DESCRIPTION
2019-05-15		ISSUED FOR REZONING

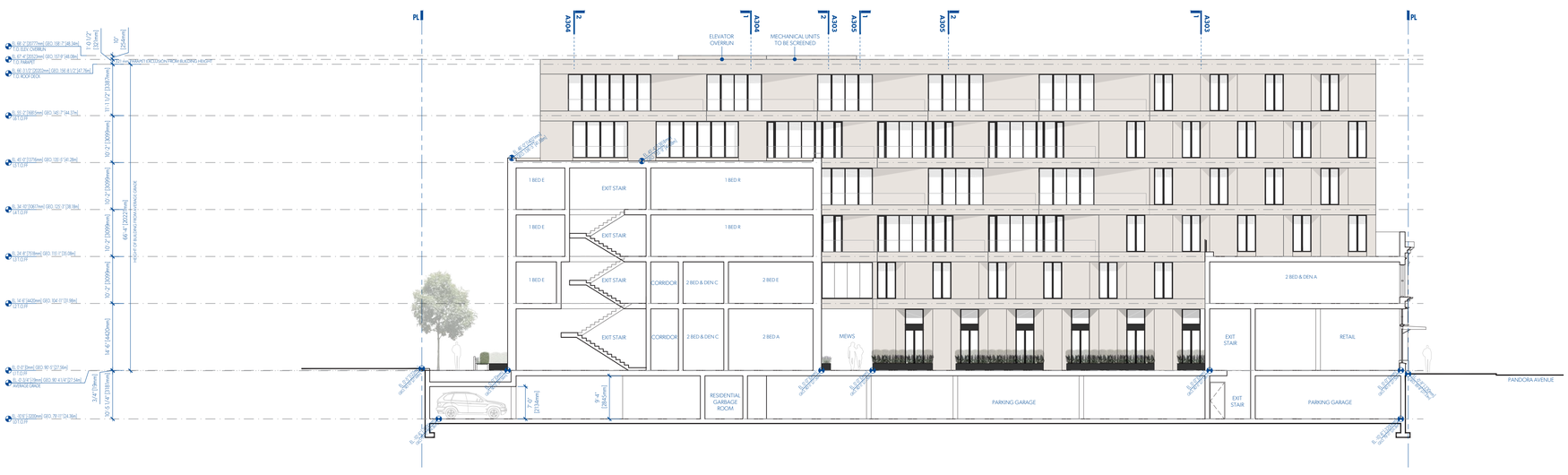
PARKWAY

1050 PANDORA AVE + 1518 COOK STREET
VICTORIA, BC
2018-001

A301
SECTIONS



1 **SECTION LOOKING EAST THROUGH NEW 4 STOREY VOLUME**
A302 1:150



2 **SECTION LOOKING EAST THROUGH NEW 4 STOREY VOLUME & EXISTING BUILDING**
A302 1:150

MGA
© MGA | 2016

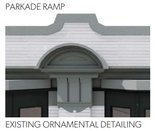
MATERIALITY


LIGHT COLOURED SOLID PANEL


GLAZING WITH DARK FRAMES


EXISTING WHITE GLAZED BRICK


PERFORATED METAL TRELLIS SCREENING ON NORTH FACADE ALONG PARKADE RAMP


EXISTING ORNAMENTAL DETAILING RESTORED TO HERITAGE COLOUR PALETTE

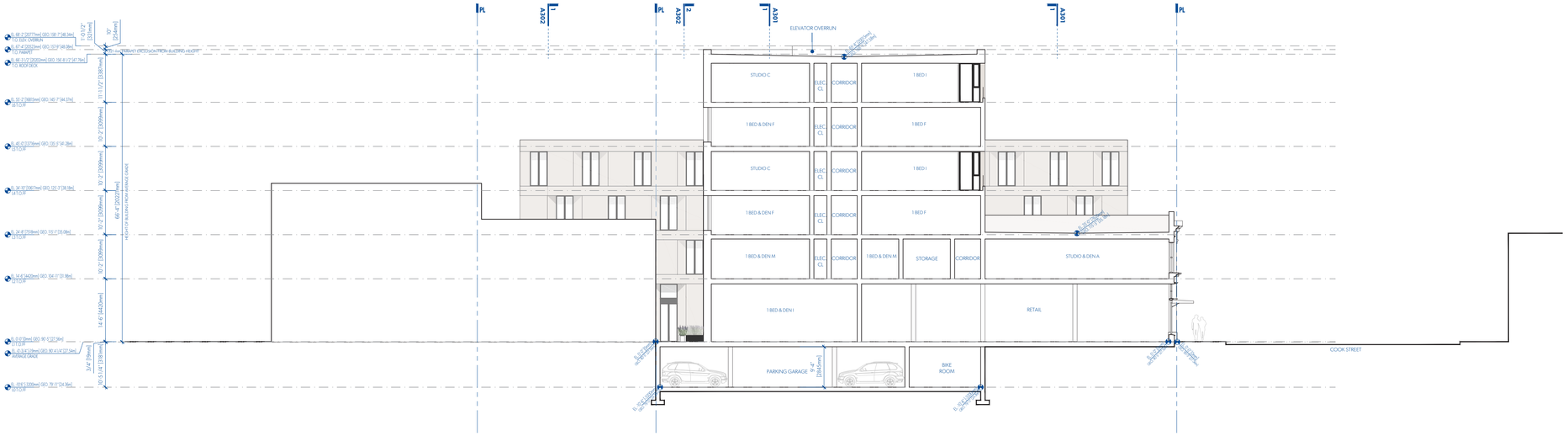
MICHAEL GREEN ARCHITECTURE
1535 W 3RD AVENUE, VANCOUVER BC
CANADA V6J 1J8

DATE	REVISION	DESCRIPTION
2019-05-15		ISSUED FOR REZONING

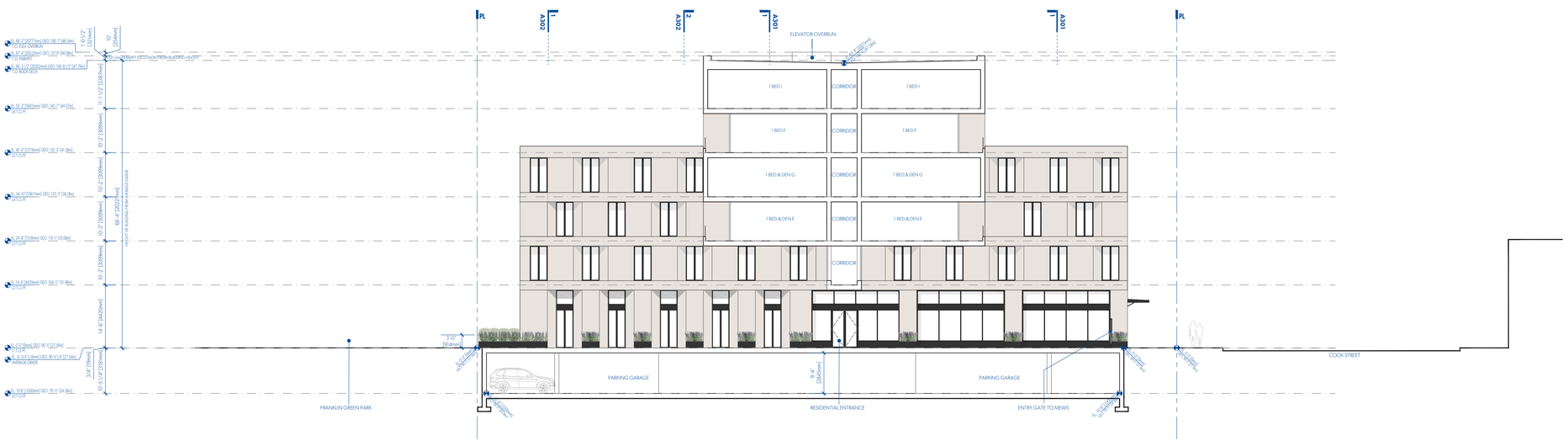
PARKWAY

1050 PANDORA AVE + 1518 COOK STREET
VICTORIA, BC
2018-001

A302
SECTIONS



1 **SECTION LOOKING NORTH THROUGH EXISTING BUILDING & NEW 6 STOREY VOLUME**
A303 1:150



2 **SECTION LOOKING NORTH THROUGH NEW 6 STOREY VOLUME**
A303 1:150

MGA

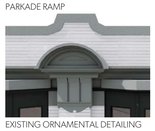
MATERIALITY


LIGHT COLOURED SOLID PANEL


GLAZING WITH DARK FRAMES


EXISTING WHITE GLAZED BRICK


PERFORATED METAL TRELLIS SCREENING ON NORTH FACADE ALONG PARKADE RAMP


EXISTING ORNAMENTAL DETAILING RESTORED TO HERITAGE COLOUR PALETTE

MICHAEL GREEN ARCHITECTURE
1535 W 3RD AVENUE, VANCOUVER BC
CANADA V6J 1J8

DATE	REVISION	DESCRIPTION
2019-05-15		ISSUED FOR REZONING

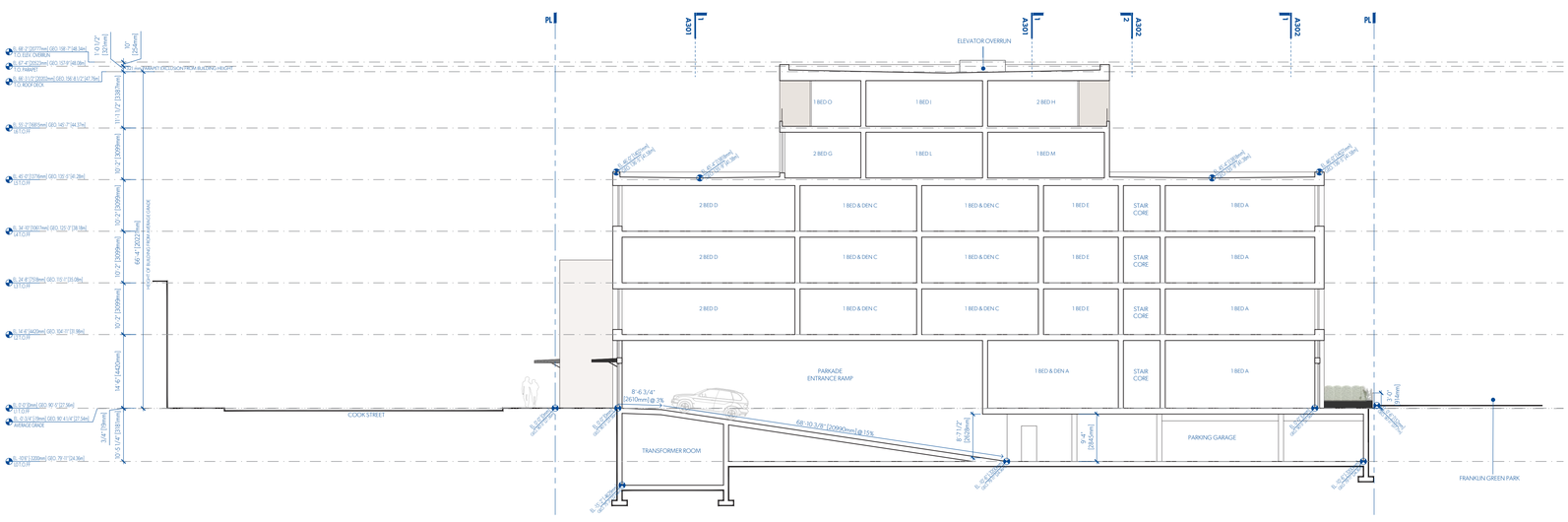
PARKWAY

1050 PANDORA AVE + 1518 COOK STREET
VICTORIA, BC
2018-001

A303
SECTIONS

1 **SECTION LOOKING NORTH THROUGH NEW 4 & 6 STOREY VOLUME**

A304 1:150



2 **SECTION LOOKING SOUTH THROUGH NEW 4 & 6 STOREY VOLUME**

A304 1:150

MGA

© MGA | 2016

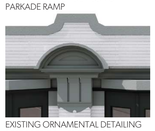
MATERIALITY

LIGHT COLOURED SOLID PANEL

GLAZING WITH DARK FRAMES

EXISTING WHITE GLAZED BRICK

PERFORATED METAL TRELLIS SCREENING ON NORTH FACADE ALONG PARKADE RAMP



EXISTING ORNAMENTAL DETAILING RESTORED TO HERITAGE COLOUR PALETTE

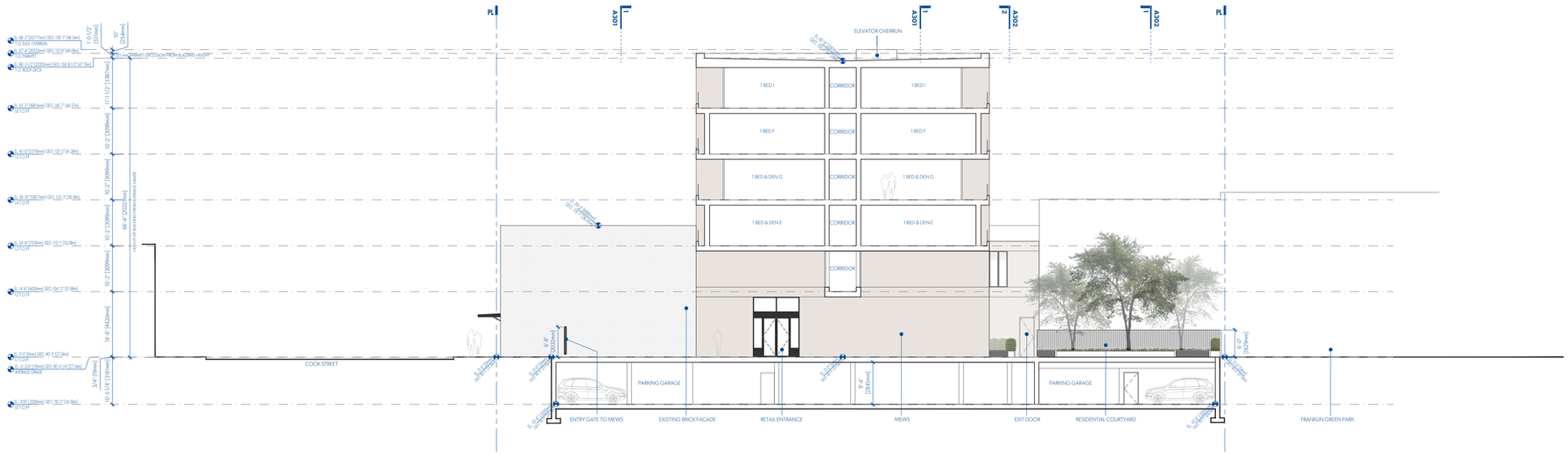
MICHAEL GREEN ARCHITECTURE
1535 W 3RD AVENUE, VANCOUVER BC
CANADA V6J 1J8

DATE	REVISION	DESCRIPTION
2019-05-15		ISSUED FOR REZONING

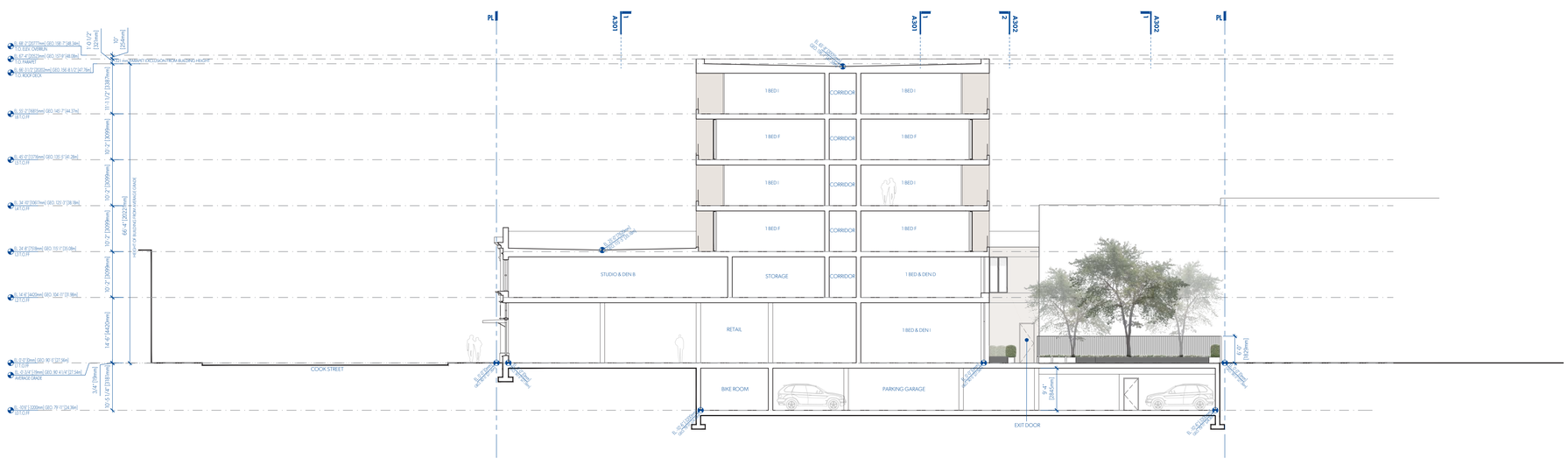
PARKWAY

1050 PANDORA AVE + 1518 COOK STREET
VICTORIA, BC
2018-001

A304
SECTIONS



1 **SECTION LOOKING SOUTH THROUGH NEW 6 STOREY VOLUME**
A305 1:150



2 **SECTION LOOKING SOUTH THROUGH EXISTING BUILDING NEW 6 STOREY VOLUME**
A305 1:150

MGA
© MGA | 2016

MATERIALITY


LIGHT COLOURED SOLID PANEL


GLAZING WITH DARK FRAMES


EXISTING WHITE GLAZED BRICK


PERFORATED METAL TRELLIS SCREENING ON NORTH FACADE ALONG PARKADE RAMP


EXISTING ORNAMENTAL DETAILING RESTORED TO HERITAGE COLOUR PALETTE

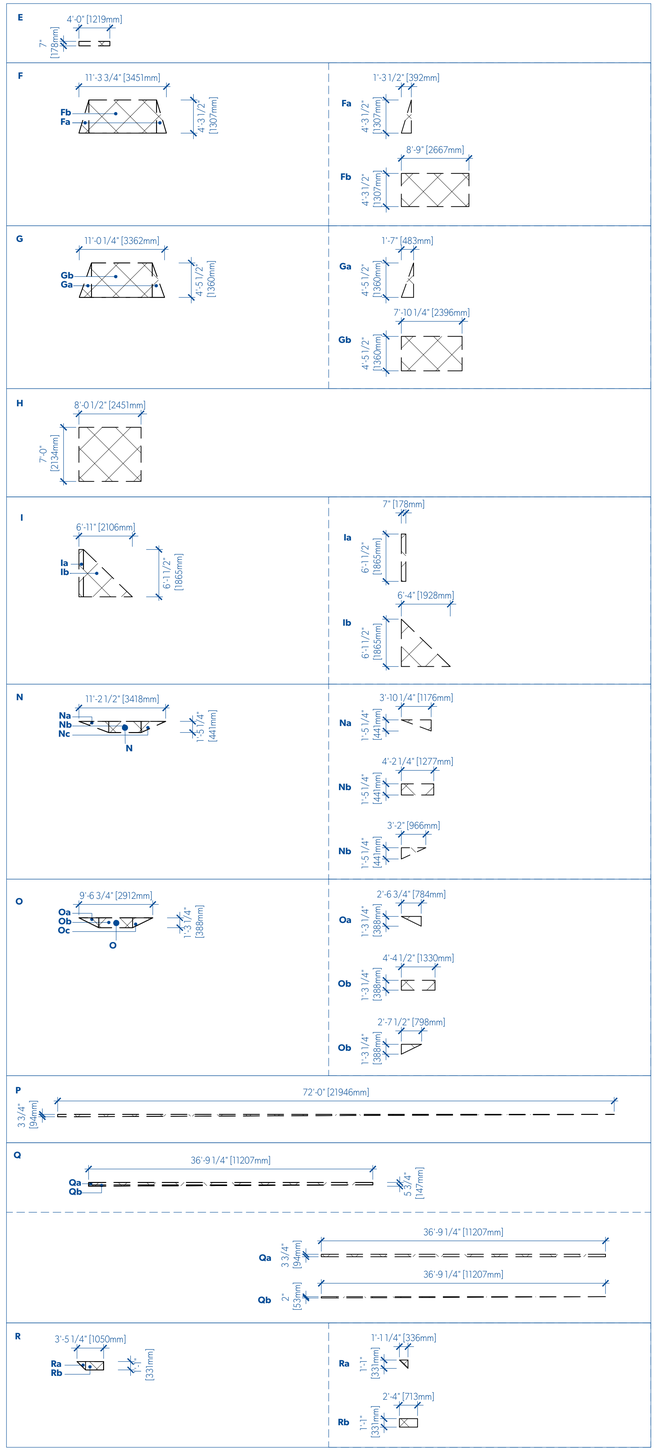
MICHAEL GREEN ARCHITECTURE
1535 W 3RD AVENUE, VANCOUVER BC
CANADA V6J 1J8

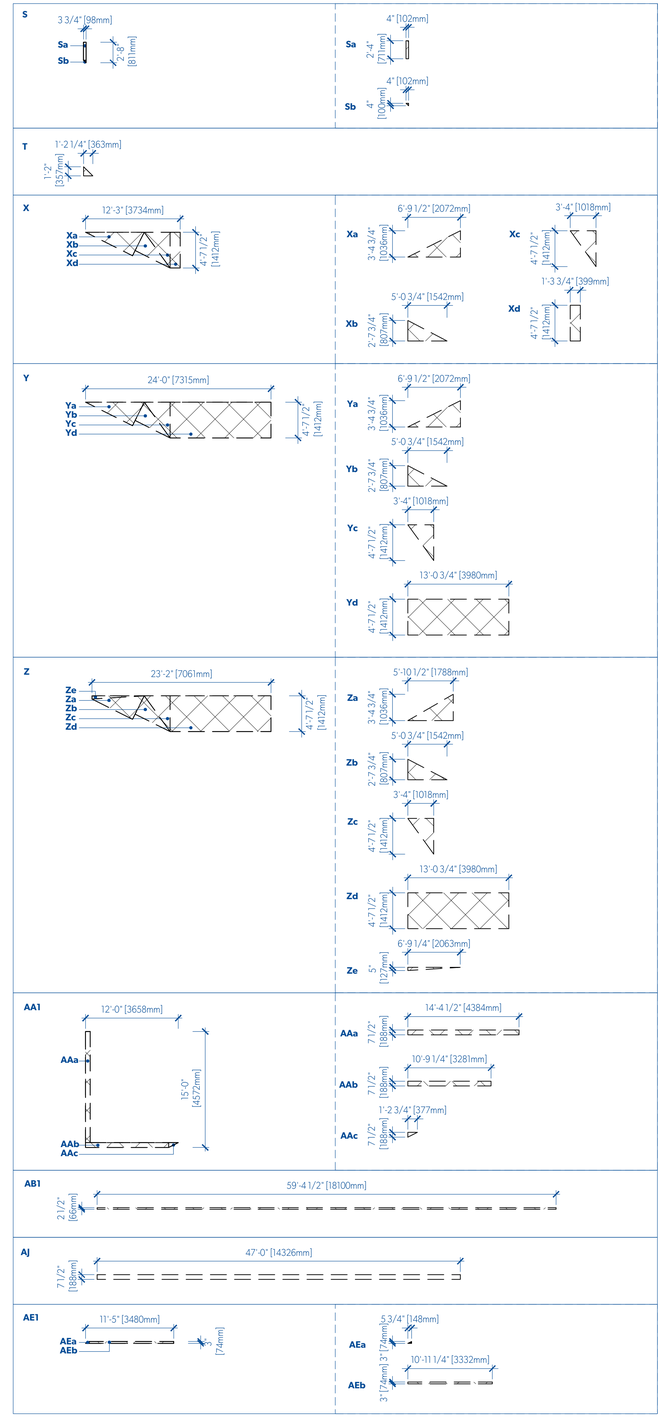
DATE	REVISION	DESCRIPTION
2019-05-15		ISSUED FOR REZONING

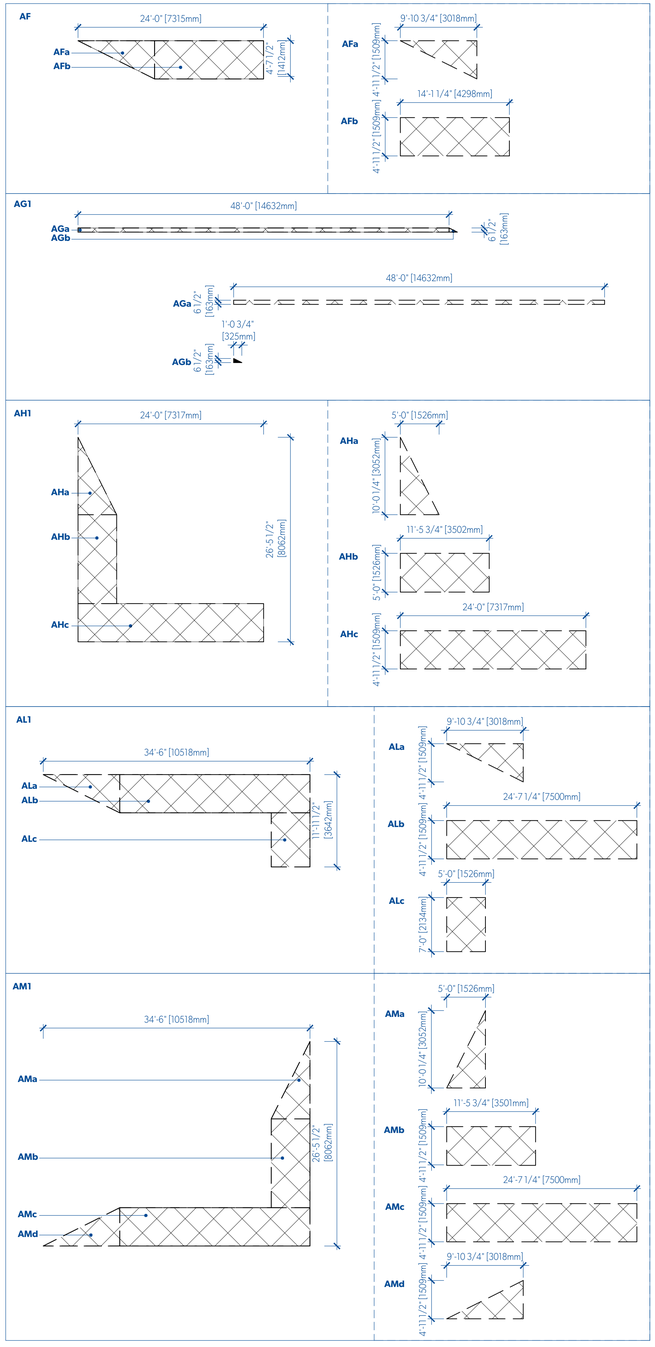
PARKWAY

1050 PANDORA AVE + 1518 COOK STREET
VICTORIA, BC
2018-001

A305
SECTIONS







1 **CALCULATIONS LEGEND**
A800 1:100

MGA
© MGA | 2016

MICHAEL GREEN ARCHITECTURE
1535 W 3RD AVENUE, VANCOUVER BC
CANADA V6J 1J8

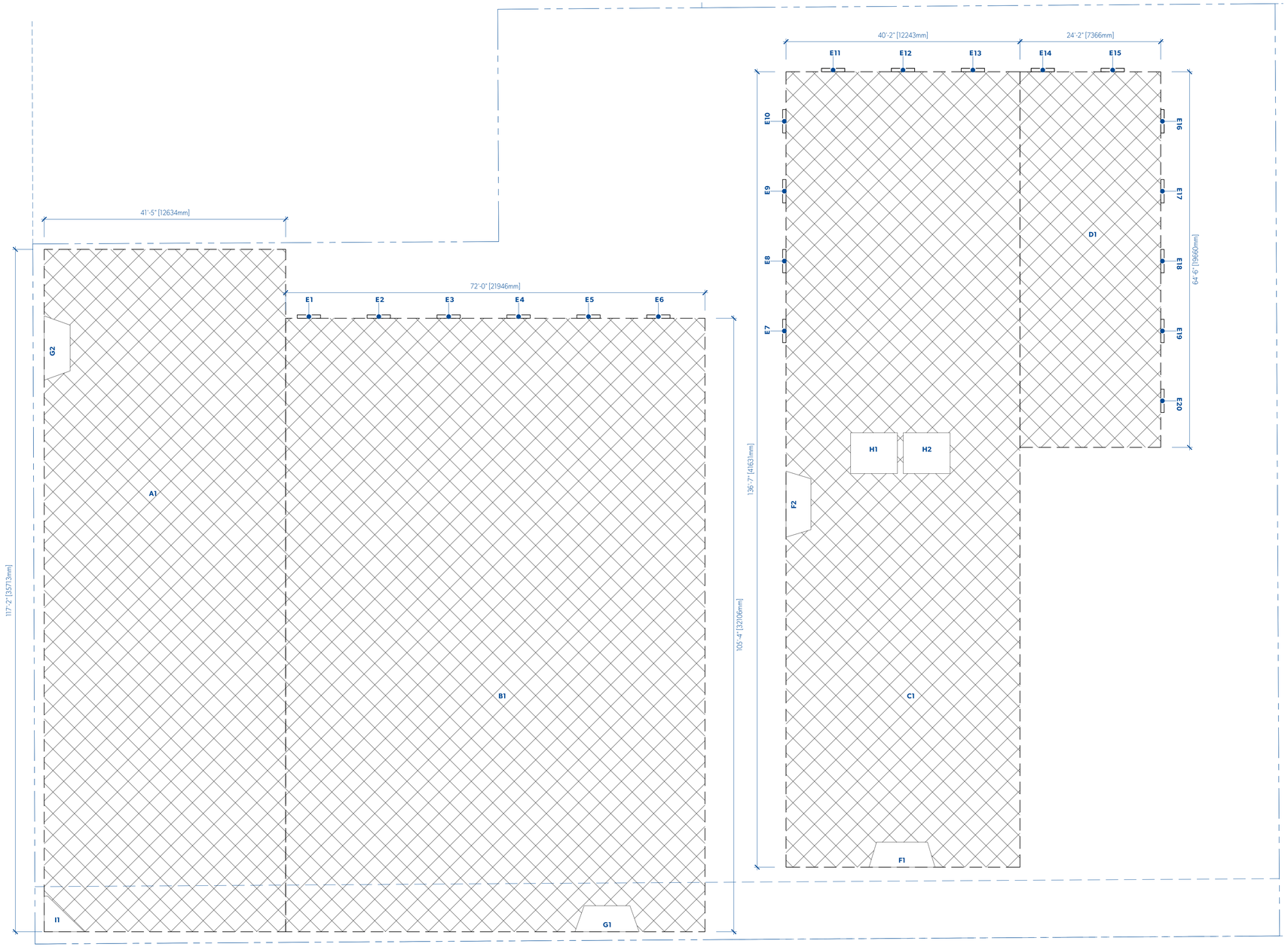
85° N

DATE	REVISION	DESCRIPTION
2019-05-15		ISSUED FOR REZONING

PARKWAY

1050 PANDORA AVE + 1518 COOK STREET
VICTORIA, BC
2018-001

A800
CALCULATIONS LEGEND



THE SCOTT BUILDING - LEVEL 1

	METRIC (M2)									
	LENGTH		WIDTH		AREA		QTY		TOTAL
GROSS AREA									
A1	35.71	x	12.62	=	450.88 m2	x	1	=	450.88 m2
B1	32.10	x	21.95	=	704.55 m2	x	1	=	704.55 m2
C1	41.63	x	12.24	=	509.70 m2	x	1	=	509.70 m2
D1	19.66	x	7.37	=	144.83 m2	x	1	=	144.83 m2
E	0.18	x	1.22	=	0.22 m2	x	20	=	4.31 m2
TOTAL GROSS AREA									**1814.28 m2**
AREA DEDUCTIONS									
F	(SEE F CALCULATIONS)			=	4.00 m2	x	2	=	8.01 m2
G	(SEE G CALCULATIONS)			=	5.15 m2	x	2	=	10.31 m2
H	2.13	x	2.44	=	5.20 m2	x	2	=	10.41 m2
I	(SEE I CALCULATIONS)			=	2.13 m2	x	1	=	2.13 m2
TOTAL DEDUCTIONS									**30.85 m2**
TOTAL GROSS AREA									1814.28 m2
TOTAL DEDUCTIONS								-	30.85 m2
TOTAL NET AREA									**1783.42 m2**
F CALCULATIONS									
GROSS AREA									
Fa	1.31	x	0.39	=	0.52 m2	x	1	=	0.52 m2
Fb	1.31	x	2.67	=	3.49 m2	x	1	=	3.49 m2
TOTAL NET AREA									**4.00 m2**
G CALCULATIONS									
GROSS AREA									
Ga	1.36	x	0.48	=	0.66 m2	x	1	=	0.66 m2
Gb	1.36	x	3.31	=	4.50 m2	x	1	=	4.50 m2
TOTAL NET AREA									**5.15 m2**
I CALCULATIONS									
GROSS AREA									
Ia	1.87	x	0.18	=	0.33 m2	x	1	=	0.33 m2
Ib	1.87	x	1.93	=	3.60 m2	x	0.5	=	1.80 m2
TOTAL NET AREA									**2.13 m2**

MGA

MICHAEL GREEN ARCHITECTURE
1535 W 3RD AVENUE, VANCOUVER BC
CANADA V6J 1J8

85° N

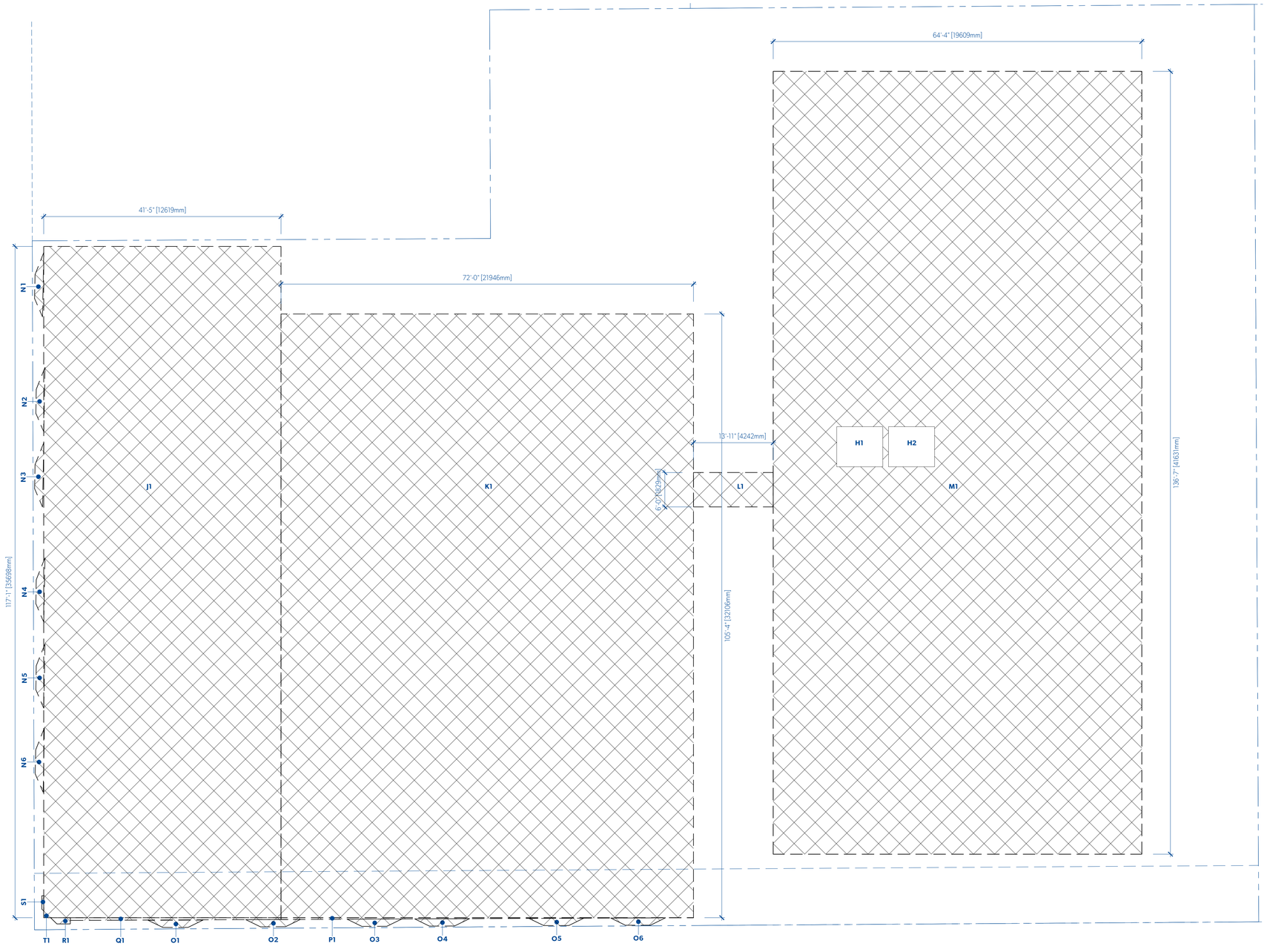
DATE	REVISION	DESCRIPTION
2019-05-15		ISSUED FOR REZONING

PARKWAY

1050 PANDORA AVE + 1518 COOK STREET
VICTORIA, BC
2018-001

1 **FSR LEVEL 1**
A801 1:100

A801
FSR LEVEL 1



THE SCOTT BUILDING - LEVEL 2

	METRIC (M2)										
	LENGTH		WIDTH		AREA		QTY		TOTAL
GROSS AREA									
J1	35.69	x	12.62	=	450.49 m2	x	1	=	450.49 m2
K1	32.10	x	21.95	=	704.55 m2	x	1	=	704.55 m2
L1	1.83	x	4.24	=	7.76 m2	x	1	=	7.76 m2
M1	41.63	x	19.61	=	816.32 m2	x	1	=	816.32 m2
N	(SEE N CALCULATIONS)			=	1.03 m2	x	6	=	6.17 m2
O	(SEE O CALCULATIONS)			=	0.82 m2	x	6	=	4.94 m2
P	0.09	x	21.95	=	2.07 m2	x	0.5	=	1.04 m2
Q	(SEE Q CALCULATIONS)			=	1.35 m2	x	1	=	1.35 m2
R	(SEE R CALCULATIONS)			=	0.29 m2	x	1	=	0.29 m2
S	(SEE S CALCULATIONS)			=	0.08 m2	x	1	=	0.08 m2
TOTAL GROSS AREA									**1992.99 m2**
AREA DEDUCTIONS									
H	2.13	x	2.44	=	5.20 m2	x	2	=	10.41 m2
T	0.36	x	0.36	=	1.35 m2	x	0.5	=	0.68 m2
TOTAL DEDUCTIONS									**11.08 m2**
TOTAL GROSS AREA									1992.99 m2
TOTAL DEDUCTIONS									11.08 m2
TOTAL NET AREA									**1981.91 m2**
N CALCULATIONS									
GROSS AREA									
Na	0.44	x	1.17	=	0.51 m2	x	0.5	=	0.26 m2
Nb	0.44	x	1.28	=	0.56 m2	x	1	=	0.56 m2
Nc	0.44	x	0.97	=	0.42 m2	x	0.5	=	0.21 m2
TOTAL NET AREA									**1.03 m2**
O CALCULATIONS									
GROSS AREA									
Oa	0.39	x	0.78	=	0.30 m2	x	0.5	=	0.15 m2
Ob	0.39	x	1.33	=	0.52 m2	x	1	=	0.52 m2
Oc	0.39	x	0.80	=	0.31 m2	x	0.5	=	0.15 m2
TOTAL NET AREA									**0.82 m2**
Q CALCULATIONS									
GROSS AREA									
Qa	0.10	x	11.21	=	1.07 m2	x	1	=	1.07 m2
Qb	0.05	x	11.21	=	0.57 m2	x	0.5	=	0.28 m2
TOTAL NET AREA									**1.35 m2**
R CALCULATIONS									
GROSS AREA									
Ra	0.33	x	0.34	=	0.11 m2	x	0.5	=	0.06 m2
Rb	0.33	x	0.71	=	0.23 m2	x	1	=	0.23 m2
TOTAL NET AREA									**0.29 m2**
S CALCULATIONS									
GROSS AREA									
Sa	0.71	x	0.10	=	0.07 m2	x	1	=	0.07 m2
Sb	0.10	x	0.10	=	0.01 m2	x	0.5	=	0.01 m2
TOTAL NET AREA									**0.08 m2**

1 **FSR LEVEL 2**
A802 1:100

MGA
© MGA | 2016

MICHAEL GREEN ARCHITECTURE
1535 W 3RD AVENUE, VANCOUVER BC
CANADA V6J 1J8

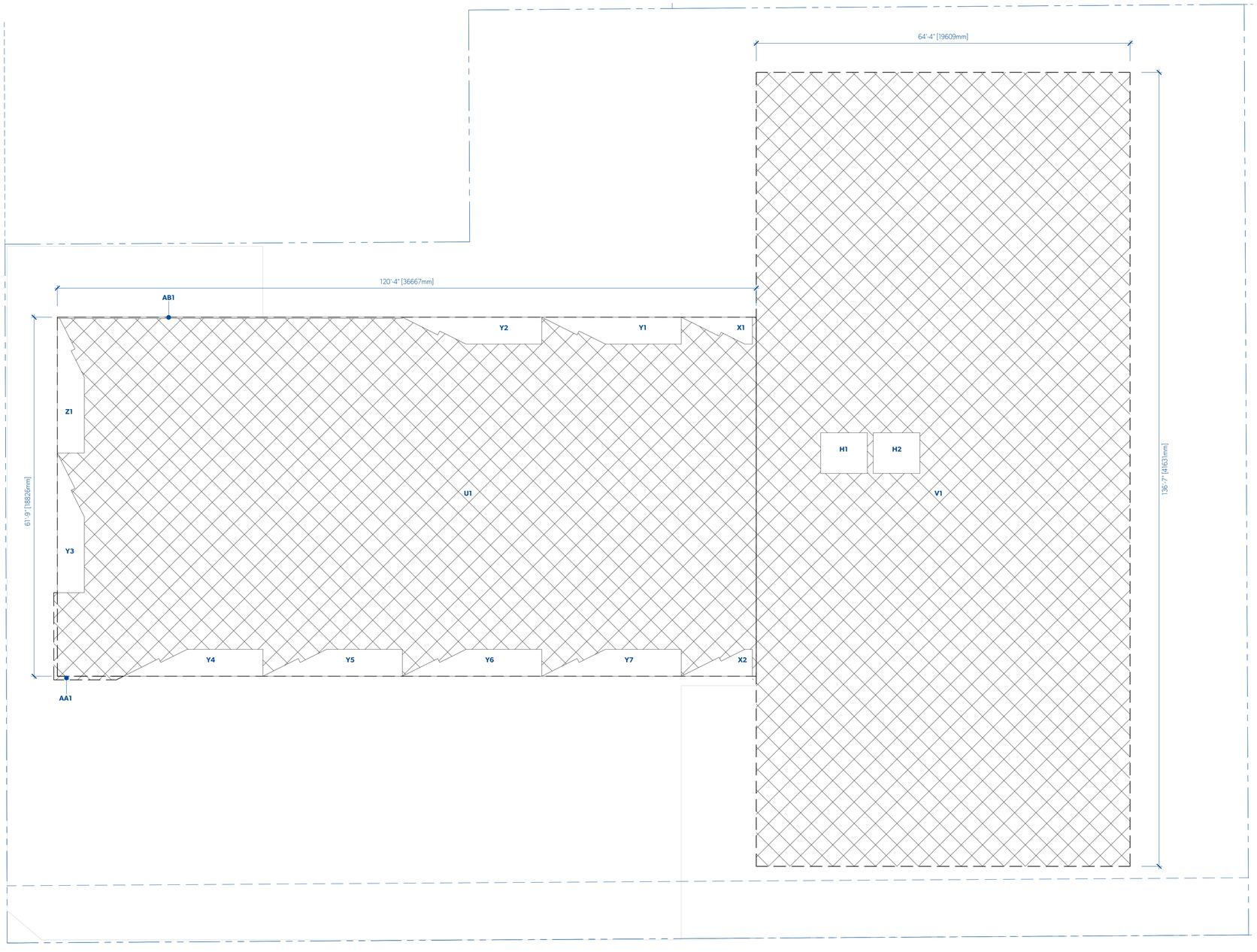
85° N

DATE	REVISION	DESCRIPTION
2019-05-15		ISSUED FOR REZONING

PARKWAY

1050 PANDORA AVE + 1518 COOK STREET
VICTORIA, BC
2018-001

A802
FSR LEVEL 2



THE SCOTT BUILDING - LEVEL 3

	METRIC (M2)										
	LENGTH		WIDTH		AREA		QTY		TOTAL
GROSS AREA									
U1	18.82	x	36.68	=	690.32 m2	x	1	=	690.32 m2
V1	41.63	x	19.61	=	816.33 m2	x	1	=	816.33 m2
AA1	(SEE AA CALCULATIONS)			=	1.50 m2	x	1	=	1.50 m2
TOTAL GROSS AREA									**1508.14 m2**
AREA DEDUCTIONS									
H	2.13	x	2.44	=	5.20 m2	x	2	=	10.41 m2
X	(SEE X CALCULATIONS)			=	2.97 m2	x	2	=	5.95 m2
Y	(SEE Y CALCULATIONS)			=	8.02 m2	x	7	=	56.16 m2
Z1	(SEE Z CALCULATIONS)			=	8.01 m2	x	1	=	8.01 m2
AB1	0.06	x	18.10	=	1.15 m2	x	1	=	1.15 m2
TOTAL DEDUCTIONS									**81.67 m2**
TOTAL GROSS AREA									1508.14 m2
TOTAL DEDUCTIONS									- 81.67 m2
TOTAL NET AREA									**1426.48 m2**

X CALCULATIONS

GROSS AREA									
Xa	1.04	x	2.07	=	2.14 m2	x	0.5	=	1.07 m2
Xb	0.81	x	1.54	=	1.24 m2	x	0.5	=	0.62 m2
Xc	1.41	x	1.02	=	1.43 m2	x	0.5	=	0.72 m2
Xd	1.41	x	0.40	=	0.56 m2	x	1	=	0.56 m2
TOTAL NET AREA									**2.97 m2**

Y CALCULATIONS

GROSS AREA									
Ya	1.04	x	2.07	=	2.14 m2	x	0.5	=	1.07 m2
Yb	0.81	x	1.54	=	1.24 m2	x	0.5	=	0.62 m2
Yc	1.41	x	1.02	=	1.43 m2	x	0.5	=	0.72 m2
Yd	1.41	x	3.98	=	5.61 m2	x	1	=	5.61 m2
TOTAL NET AREA									**8.02 m2**

Z CALCULATIONS

GROSS AREA									
Za	1.04	x	1.79	=	1.85 m2	x	0.5	=	0.93 m2
Zb	0.81	x	1.54	=	1.24 m2	x	0.5	=	0.62 m2
Zc	1.41	x	1.02	=	1.43 m2	x	0.5	=	0.72 m2
Zd	1.41	x	3.98	=	5.61 m2	x	1	=	5.61 m2
Ze	0.13	x	2.06	=	0.26 m2	x	0.5	=	0.13 m2
TOTAL NET AREA									**8.01 m2**

AA CALCULATIONS

GROSS AREA									
AAa	0.19	x	4.38	=	0.83 m2	x	1	=	0.83 m2
AAb	0.19	x	3.28	=	0.63 m2	x	1	=	0.63 m2
AAc	0.19	x	0.37	=	0.07 m2	x	0.5	=	0.04 m2
TOTAL NET AREA									**1.50 m2**

MGA

MICHAEL GREEN ARCHITECTURE
1535 W 3RD AVENUE, VANCOUVER BC
CANADA V6J 1J8

85° N

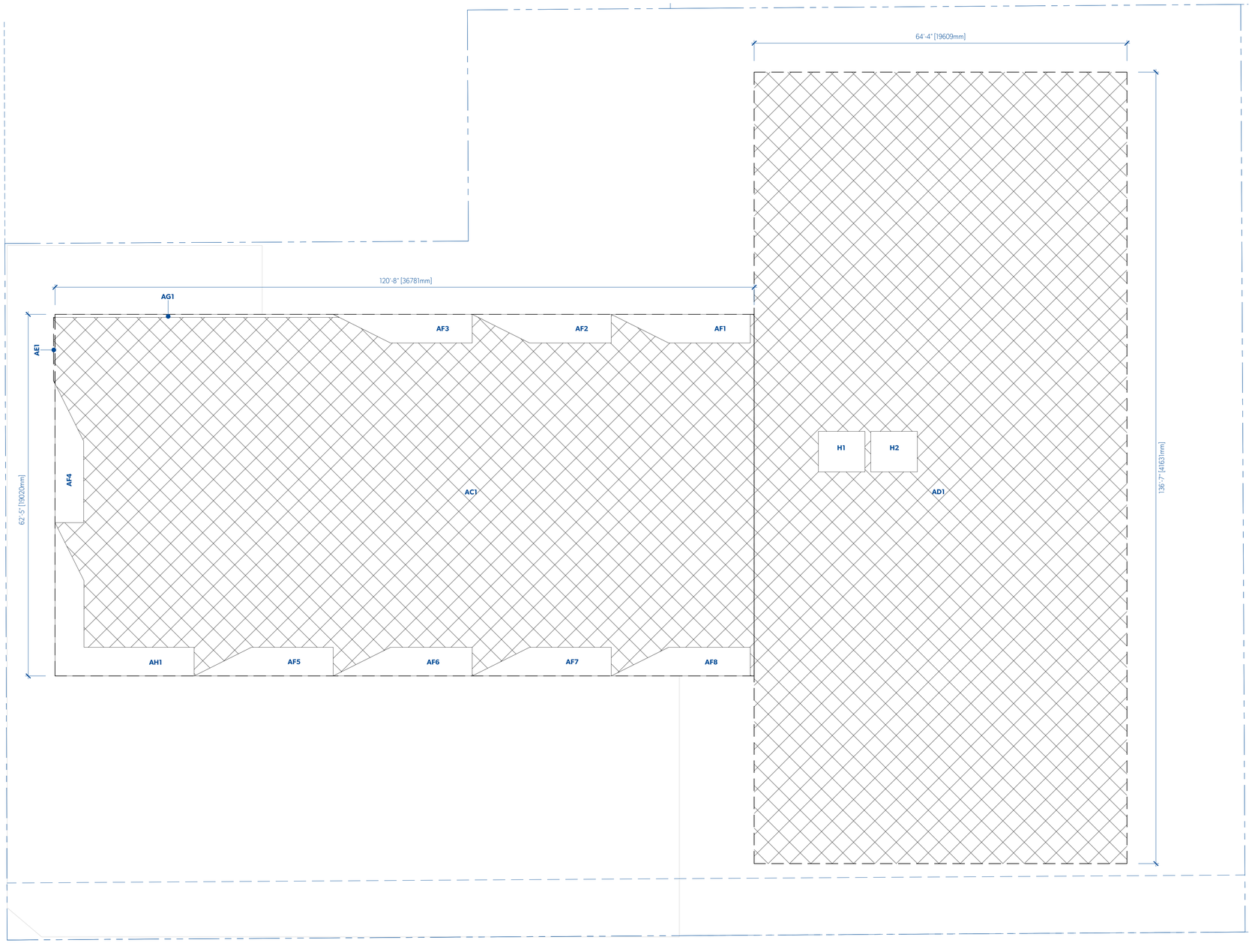
DATE	REVISION	DESCRIPTION
2019-05-15		ISSUED FOR REZONING

PARKWAY

1050 PANDORA AVE + 1518 COOK STREET
VICTORIA, BC
2018-001

1 **FSR LEVEL 3**
A803 1:100

A803
FSR LEVEL 3



THE SCOTT BUILDING - LEVEL 4

	METRIC (M2)										
	LENGTH		WIDTH		AREA		QTY		TOTAL
GROSS AREA									
AC1	19.02	x	36.78	=	699.71 m2	x	1	=	699.71 m2
AD1	41.63	x	19.61	=	816.33 m2	x	1	=	816.33 m2
AE1	(SEE AE CALCULATIONS)			=	0.26 m2	x	1	=	0.26 m2
TOTAL GROSS AREA									**1516.30 m2**
AREA DEDUCTIONS									
H	2.13	x	2.44	=	5.20 m2	x	2	=	10.41 m2
AF	(SEE AF CALCULATIONS)			=	8.78 m2	x	8	=	70.21 m2
AG1	(SEE AG CALCULATIONS)			=	2.44 m2	x	1	=	2.44 m2
AH1	(SEE AH CALCULATIONS)			=	18.72 m2	x	1	=	18.72 m2
TOTAL DEDUCTIONS									**101.77 m2**
TOTAL GROSS AREA									1516.30 m2
TOTAL DEDUCTIONS								-	101.77 m2
TOTAL NET AREA									**1414.52 m2**

AE1 CALCULATIONS

GROSS AREA									
AEa	0.08	x	0.15	=	0.01 m2	x	0.5	=	0.01 m2
AEa	0.08	x	3.33	=	0.25 m2	x	1	=	0.25 m2
TOTAL NET AREA									**0.26 m2**

AF CALCULATIONS

GROSS AREA									
AFa	1.51	x	3.02	=	4.56 m2	x	0.5	=	2.28 m2
AFb	1.51	x	4.30	=	6.50 m2	x	1	=	6.50 m2
TOTAL NET AREA									**8.78 m2**

AG1 CALCULATIONS

GROSS AREA									
AGa	0.17	x	14.63	=	2.42 m2	x	1	=	2.42 m2
AGb	0.17	x	0.32	=	0.05 m2	x	0.5	=	0.03 m2
TOTAL NET AREA									**2.44 m2**

AH1 CALCULATIONS

GROSS AREA									
AHa	3.05	x	1.52	=	4.65 m2	x	0.5	=	2.33 m2
AHb	1.52	x	3.50	=	5.33 m2	x	1	=	5.33 m2
AHc	1.51	x	7.32	=	11.06 m2	x	1	=	11.06 m2
TOTAL NET AREA									**18.72 m2**

MGA

MICHAEL GREEN ARCHITECTURE
1535 W 3RD AVENUE, VANCOUVER BC
CANADA V6J 1J8

85° N

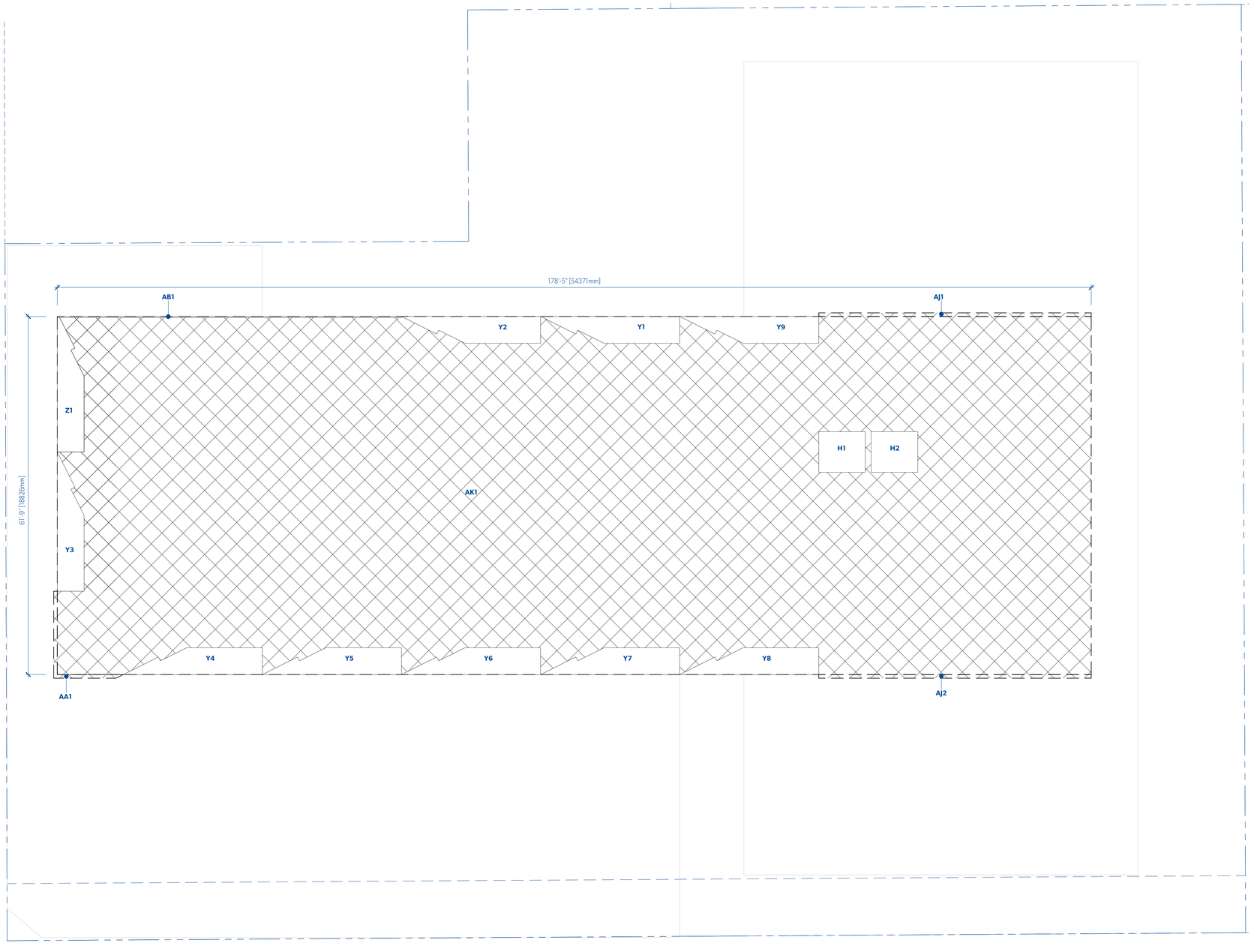
DATE	REVISION	DESCRIPTION
2019-05-15		ISSUED FOR REZONING

PARKWAY

1050 PANDORA AVE + 1518 COOK STREET
VICTORIA, BC
2018-001

1 **FSR LEVEL 4**
A804 1:100

A804
FSR LEVEL 4



THE SCOTT BUILDING - LEVEL 5

	METRIC (M2)										
	LENGTH		WIDTH		AREA		QTY		TOTAL
GROSS AREA									
AI1	18.82	x	54.38	=	1023.53 m2	x	1	=	1023.53 m2
AJ	0.19	x	14.33	=	2.73 m2	x	2	=	5.46 m2
AA1	(SEE AA CALCULATIONS)			=	1.50 m2	x	1	=	1.50 m2
TOTAL GROSS AREA									**1030.49 m2**
AREA DEDUCTIONS									
H	2.13	x	2.44	=	5.20 m2	x	2	=	10.41 m2
Y	(SEE Y CALCULATIONS)			=	8.02 m2	x	9	=	72.20 m2
Z1	(SEE Z CALCULATIONS)			=	8.01 m2	x	1	=	8.01 m2
AB1	0.06	x	18.10	=	1.15 m2	x	1	=	1.15 m2
TOTAL DEDUCTIONS									**91.76 m2**
TOTAL GROSS AREA									1030.49 m2
TOTAL DEDUCTIONS								-	91.76 m2
TOTAL NET AREA									**938.72 m2**

Y CALCULATIONS

GROSS AREA									
Ya	1.04	x	2.07	=	2.14 m2	x	0.5	=	1.07 m2
Yb	0.81	x	1.54	=	1.24 m2	x	0.5	=	0.62 m2
Yc	1.41	x	1.02	=	1.43 m2	x	0.5	=	0.72 m2
Yd	1.41	x	3.98	=	5.61 m2	x	1	=	5.61 m2
TOTAL NET AREA									**8.02 m2**

Z CALCULATIONS

GROSS AREA									
Za	1.04	x	1.79	=	1.85 m2	x	0.5	=	0.93 m2
Zb	0.81	x	1.54	=	1.24 m2	x	0.5	=	0.62 m2
Zc	1.41	x	1.02	=	1.43 m2	x	0.5	=	0.72 m2
Zd	1.41	x	3.98	=	5.61 m2	x	1	=	5.61 m2
Ze	0.13	x	2.06	=	0.26 m2	x	0.5	=	0.13 m2
TOTAL NET AREA									**8.01 m2**

AA CALCULATIONS

GROSS AREA									
AAa	0.19	x	4.38	=	0.83 m2	x	1	=	0.83 m2
AAb	0.19	x	3.28	=	0.63 m2	x	1	=	0.63 m2
AAc	0.19	x	0.37	=	0.07 m2	x	0.5	=	0.04 m2
TOTAL NET AREA									**1.50 m2**

MGA

MICHAEL GREEN ARCHITECTURE
1535 W 3RD AVENUE, VANCOUVER BC
CANADA V6J 1J8

85° N

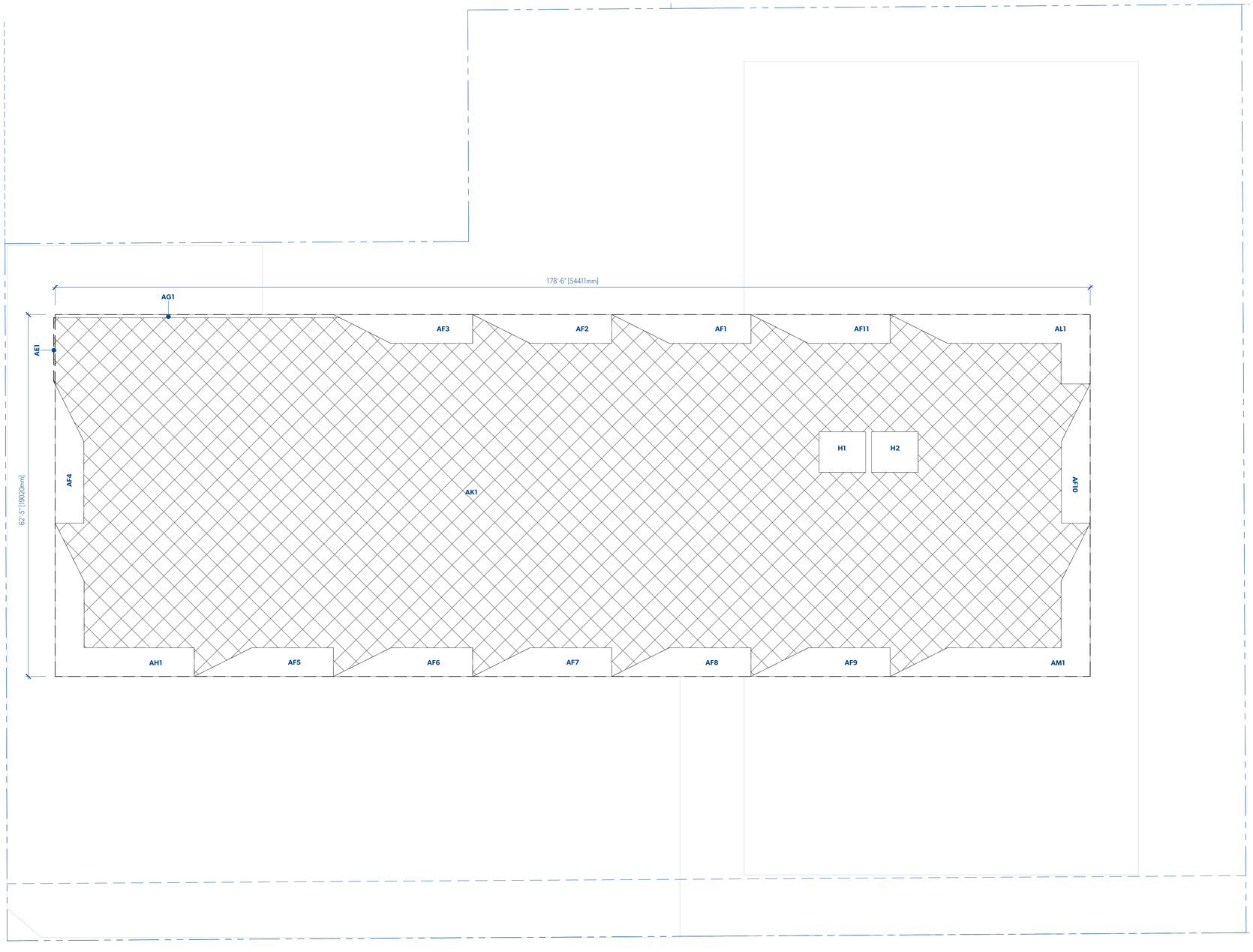
DATE	REVISION	DESCRIPTION
2019-05-15		ISSUED FOR REZONING

PARKWAY

1050 PANDORA AVE + 1518 COOK STREET
VICTORIA, BC
2018-001

1 **FSR LEVEL 5**
A805 1:100

A805
FSR LEVEL 5



THE SCOTT BUILDING - LEVEL 6

	METRIC (M2)									
	LENGTH		WIDTH		AREA		QTY		TOTAL
GROSS AREA									
AK1	19.02	x	54.41	=	1035.07 m2	x	1	=	1035.07 m2
AE1	(SEE AE CALCULATIONS)			=	0.26 m2	x	1	=	0.26 m2
TOTAL GROSS AREA									**1035.33 m2**
AREA DEDUCTIONS									
H	2.13	x	2.44	=	5.20 m2	x	2	=	10.41 m2
AF	(SEE AF CALCULATIONS)			=	8.78 m2	x	11	=	96.54 m2
AG1	(SEE AG CALCULATIONS)			=	2.44 m2	x	1	=	2.44 m2
AH1	(SEE AH CALCULATIONS)			=	18.72 m2	x	1	=	18.72 m2
AL1	(SEE AL CALCULATIONS)			=	16.86 m2	x	1	=	16.86 m2
AM1	(SEE AM CALCULATIONS)			=	21.23 m2	x	1	=	21.23 m2
TOTAL DEDUCTIONS									**166.19 m2**
TOTAL GROSS AREA									1035.33 m2
TOTAL DEDUCTIONS									- 166.19 m2
TOTAL NET AREA									**869.13 m2**

AE1 CALCULATIONS

GROSS AREA									
AEa	0.08	x	0.15	=	0.01 m2	x	0.5	=	0.01 m2
AEa	0.08	x	3.33	=	0.25 m2	x	1	=	0.25 m2
TOTAL NET AREA									**0.26 m2**

AF CALCULATIONS

GROSS AREA									
AFa	1.51	x	3.02	=	4.56 m2	x	0.5	=	2.28 m2
AFb	1.51	x	4.30	=	6.50 m2	x	1	=	6.50 m2
TOTAL NET AREA									**8.78 m2**

AG1 CALCULATIONS

GROSS AREA									
AGa	0.17	x	14.63	=	2.42 m2	x	1	=	2.42 m2
AGb	0.17	x	0.32	=	0.05 m2	x	0.5	=	0.03 m2
TOTAL NET AREA									**2.44 m2**

AH1 CALCULATIONS

GROSS AREA									
AHa	3.05	x	1.52	=	4.65 m2	x	0.5	=	2.33 m2
AHb	1.52	x	3.50	=	5.33 m2	x	1	=	5.33 m2
AHc	1.51	x	7.32	=	11.06 m2	x	1	=	11.06 m2
TOTAL NET AREA									**18.72 m2**

AL1 CALCULATIONS

GROSS AREA									
ALa	1.51	x	3.02	=	4.56 m2	x	0.5	=	2.28 m2
ALb	1.51	x	7.50	=	11.33 m2	x	1	=	11.33 m2
ALc	2.13	x	1.52	=	3.25 m2	x	1	=	3.25 m2
TOTAL NET AREA									**16.86 m2**

AM1 CALCULATIONS

GROSS AREA									
AMa	3.05	x	1.52	=	4.65 m2	x	0.5	=	2.33 m2
AMb	1.51	x	3.50	=	5.29 m2	x	1	=	5.29 m2
AMc	1.51	x	7.50	=	11.33 m2	x	1	=	11.33 m2
Amd	1.51	x	3.02	=	4.56 m2	x	0.5	=	2.28 m2
TOTAL NET AREA									**21.23 m2**

1 **FSR LEVEL 6**
A806 1:100

MGA

MICHAEL GREEN ARCHITECTURE
1535 W 3RD AVENUE, VANCOUVER BC
CANADA V6J 1J8

85°

DATE	REVISION	DESCRIPTION
2019-05-15		ISSUED FOR REZONING

PARKWAY

1050 PANDORA AVE + 1518 COOK STREET
VICTORIA, BC
2018-001

A806
FSR LEVEL 6

1 **VIEW NORTHWEST FROM CORNER OF PANDORA & COOK**
A811

MGA

MICHAEL GREEN ARCHITECTURE
1535 W 3RD AVENUE, VANCOUVER BC
CANADA V6J 1J8

DATE	REVISION	DESCRIPTION
2019-05-15		ISSUED FOR REZONING

PARKWAY

1050 PANDORA AVE + 1518 COOK STREET
VICTORIA, BC
2018-001

A811
3D RENDERS

1 **VIEW WEST THROUGH RESIDENTIAL MEWS**
A812

MGA
© MGA 2018

MICHAEL GREEN ARCHITECTURE
1535 W 3RD AVENUE, VANCOUVER BC
CANADA V6J 1J8

DATE	REVISION	DESCRIPTION
2019-05-15		ISSUED FOR REZONING

PARKWAY

1050 PANDORA AVE + 1518 COOK STREET
VICTORIA, BC
2018-001

A812
3D RENDERS

1 **VIEW SOUTHWEST FROM COOK STREET**
A813

MGA

MICHAEL GREEN ARCHITECTURE
1535 W 3RD AVENUE, VANCOUVER BC
CANADA V6J 1J8

DATE	REVISION	DESCRIPTION
2019-05-15		ISSUED FOR REZONING

PARKWAY

1050 PANDORA AVE + 1518 COOK STREET
VICTORIA, BC
2018-001

A813
3D RENDERS

1 VIEW WEST ALONG PUBLIC WALKWAY
A814

MGA
© MGA 2018

MICHAEL GREEN ARCHITECTURE
1535 W 3RD AVENUE, VANCOUVER BC
CANADA V6J 1J8

DATE	REVISION	DESCRIPTION
2019-05-15		ISSUED FOR REZONING

PARKWAY

1050 PANDORA AVE + 1518 COOK STREET
VICTORIA, BC
2018-001

A814
3D RENDERS

1 **VIEW EAST TO COURTYARD**
A815

MGA
© MGA 2016

MICHAEL GREEN ARCHITECTURE
1535 W 3RD AVENUE, VANCOUVER BC
CANADA V6J 1J8

DATE	REVISION	DESCRIPTION
2019-05-15		ISSUED FOR REZONING

PARKWAY

1050 PANDORA AVE + 1518 COOK STREET
VICTORIA, BC
2018-001

A815
3D RENDERS

1 **BALCONY STUDY**
A816

MGA
© MGA 2018

MICHAEL GREEN ARCHITECTURE
1535 W 3RD AVENUE, VANCOUVER BC
CANADA V6J 1J8

85° N

DATE	REVISION	DESCRIPTION
2019-05-15		ISSUED FOR REZONING

PARKWAY

1050 PANDORA AVE + 1518 COOK STREET
VICTORIA, BC
2018-001

A816
3D RENDERS

1 **SOLAR IMPACT ANALYSIS**
A821

MGA

MICHAEL GREEN ARCHITECTURE
1535 W 3RD AVENUE, VANCOUVER BC
CANADA V6J 1J8

85° N

DATE	REVISION	DESCRIPTION
2019-05-15		ISSUED FOR REZONING

PARKWAY

1050 PANDORA AVE + 1518 COOK STREET
VICTORIA, BC
2018-001

A821
SOLAR IMPACT ANALYSIS